

**From:** "noreply@fs6.formsite.com" <noreply@fs6.formsite.com> on behalf of "developmentassessment at townsville.qld.gov.au" <noreply@fs6.formsite.com>  
**Sent:** Fri, 12 Sep 2025 14:57:08 +1000  
**To:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Subject:** Development Application Lodgement - Result #22156639  
**Attachments:** f-1634-183-22156639\_jWJa4ocd\_APP1i\_-\_DA\_Form\_1\_Ker5.pdf, f-1634-224-22156639\_KUaG0vj2\_APP1iii\_-\_Signed\_LOC.pdf, f-1634-226-22156639\_5HeqpehB\_APP4\_-\_Development\_Plans.pdf, f-1634-233-22156639\_3UHLsOV0\_ONP25.163\_-\_Development\_Application.pdf  
**Categories:** Application Creation

### This Message Is From an External Sender

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## Type of Development Application Requested

What type of Development Application are you Requesting?

- |                                     |                        |
|-------------------------------------|------------------------|
| <input checked="" type="checkbox"/> | Material Change of Use |
| <input type="checkbox"/>            | Reconfiguring a Lot    |
| <input type="checkbox"/>            | Operational Work       |
| <input type="checkbox"/>            | Building Work          |
| <input type="checkbox"/>            | Change Application     |

Is this a Combined Application?

- |                                     |     |
|-------------------------------------|-----|
| <input type="checkbox"/>            | Yes |
| <input checked="" type="checkbox"/> | No  |

## Applicant Details

**Name of Contact Person**

Meredith Hutton

**Email Address**

hello@northpointplanning.com.au

## Supporting Documentation

The documentation criteria listed below is requested to ensure that Council can quickly assess your application. Please ensure that all the required information has been provided with your lodgement to prevent unnecessary delays. DA Form 1, DA Form 2, Change Application and Owner's Consent are available from the [Queensland Government Planning website](#). **Please Note: Maximum File Size Per Document is 10MB.**

**DA Form 1**

[APP1i - DA Form 1\\_Ker5.pdf \(345 KB\)](#)

**Owner's Consent**

[APP1iii - Signed\\_LOC.pdf \(203 KB\)](#)

**Plans**

[APP4 - Development\\_Plans.pdf \(1.32 MB\)](#)

**Report**

[ONP25.163 - Development\\_Application.pdf \(6.60 MB\)](#)

## Payment Options

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

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

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

**Email address**

hello@northpointplanning.com.au

## Additional Details

## Applicant Declaration

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

**Privacy Collection Statement:**

Townsville City Council collects and manages personal information in the course of performing its activities, functions and duties. We respect the privacy of the personal information held by us. The way in which Council manages personal information is governed by the *Information Privacy Act 2009* (Qld). We are collecting your personal information in accordance with *Local Government Act 2009*. The information

will be used to process this request. Generally, we will not disclose your personal information outside of Council unless we are required to do so by law, or unless you give your consent to this disclosure. For further information about how we manage your personal information please see our [Information Privacy Policy](#).

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# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

| 1) Applicant details                                                                                                      |                                            |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Applicant name(s) (individual or company full name)                                                                       | Hussar Investments C/- Northpoint Planning |
| Contact name (only applicable for companies)                                                                              | Meredith Hutton                            |
| Postal address (P.O. Box or street address)                                                                               | PO Box 4                                   |
| Suburb                                                                                                                    | Townsville                                 |
| State                                                                                                                     | Queensland                                 |
| Postcode                                                                                                                  | 4810                                       |
| Country                                                                                                                   | Australia                                  |
| Contact number                                                                                                            | 07 4440 5282                               |
| Email address (non-mandatory)                                                                                             | hello@northpointplanning.com.au            |
| Mobile number (non-mandatory)                                                                                             | 0407 574 897                               |
| Fax number (non-mandatory)                                                                                                |                                            |
| Applicant's reference number(s) (if applicable)                                                                           | NP25.163                                   |
| 1.1) Home-based business                                                                                                  |                                            |
| <input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i> |                                            |
| 2) Owner's consent                                                                                                        |                                            |
| 2.1) Is written consent of the owner required for this development application?                                           |                                            |
| <input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application |                                            |
| <input type="checkbox"/> 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                   |
|    |          | 172        | Bayswater Road                     | Currajong                |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    | 4812     | 233        | RP711591                           | Townsville City          |
| 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<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |                                          |

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <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):

Material Change of Use – Multiple Dwelling (3 Units)

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

**6.3) Additional aspects of development**

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

**6.4) Is the application for State facilitated development?**

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

|                        |                                                                                                                 |
|------------------------|-----------------------------------------------------------------------------------------------------------------|
| Material change of use | <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<br>(include each definition in a new row) | Number of dwelling units<br>(if applicable) | Gross floor area (m <sup>2</sup> )<br>(if applicable) |
|---------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------|
| Multiple Dwelling                                 | Premises containing three or more dwellings for separate households.             | 3                                           |                                                       |
|                                                   |                                                                                  |                                             |                                                       |
|                                                   |                                                                                  |                                             |                                                       |

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

- ☒ Yes
- ☐ No

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

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

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

**Division 2 – Reconfiguring a lot**

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

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

|  |
|--|
|  |
|--|

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

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

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

| 10.2) Will the subdivision be staged?                                                          |  |
|------------------------------------------------------------------------------------------------|--|
| <input type="checkbox"/> Yes – provide additional details below<br><input type="checkbox"/> No |  |
| How many stages will the works include?                                                        |  |
| What stage(s) will this development application apply to?                                      |  |

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

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

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

### Division 3 – Operational work

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

| 14.1) What is the nature of the operational work?                                                                                                                        |                                                                                                                |                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Road work<br><input type="checkbox"/> Drainage work<br><input type="checkbox"/> Landscaping<br><input type="checkbox"/> Other – please specify: | <input type="checkbox"/> Stormwater<br><input type="checkbox"/> Earthworks<br><input type="checkbox"/> Signage | <input type="checkbox"/> Water infrastructure<br><input type="checkbox"/> Sewage infrastructure<br><input type="checkbox"/> Clearing vegetation |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)                                                                       |                                                                                                                |                                                                                                                                                 |
| <input type="checkbox"/> Yes – specify number of new lots:                                                                                                               |                                                                                                                |                                                                                                                                                 |
| <input type="checkbox"/> No                                                                                                                                              |                                                                                                                |                                                                                                                                                 |

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Townsville City Council

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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



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 type="checkbox"/> Approval                   |                  |      |                    |
| <input type="checkbox"/> Development application    |                  |      |                    |
| <input type="checkbox"/> Approval                   |                  |      |                    |
| <input type="checkbox"/> Development application    |                  |      |                    |

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

### Environmentally relevant activities

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](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

## 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              |                      |

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

**HUSSAR INVESTMENTS PTY LTD (ACN 655 766 153)**

as owner(s) of premises identified as:

**Lot 233 on RP711591** and located at 172 Bayswater Road, Currajong

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

Name **Peter Przyborowski**

Signature



Position **Director**

Date

**11/09/2025**

Name **Beata Peter-Przyborowski**

Signature



Position **Director**

Date

**11/09/2025**



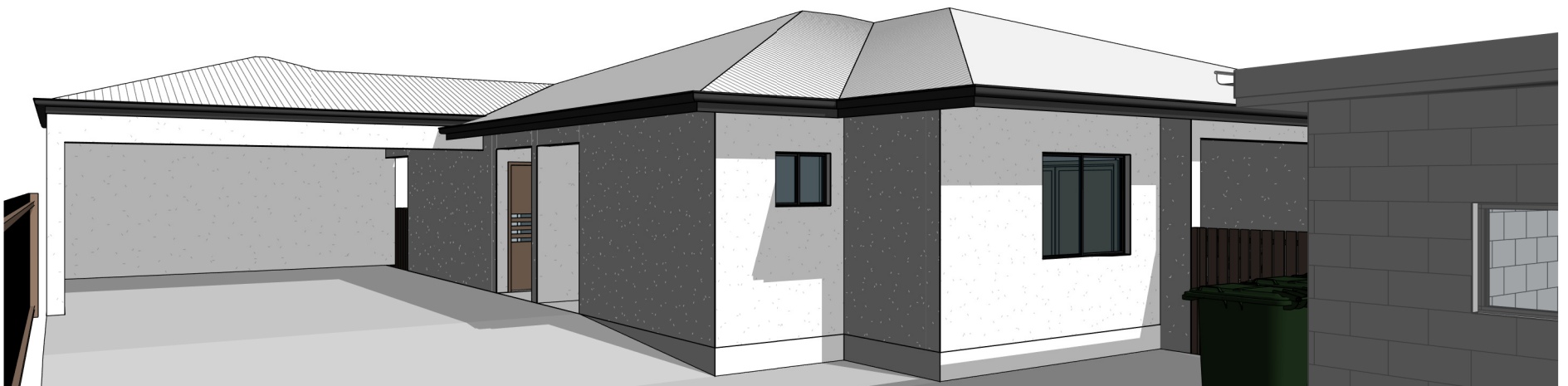
# DUPLEX

FOR:

**COHEN CONSTRUCTIONS**

AT:

**172 BAYSWATER ROAD  
CURRAJONG  
TOWNSVILLE**



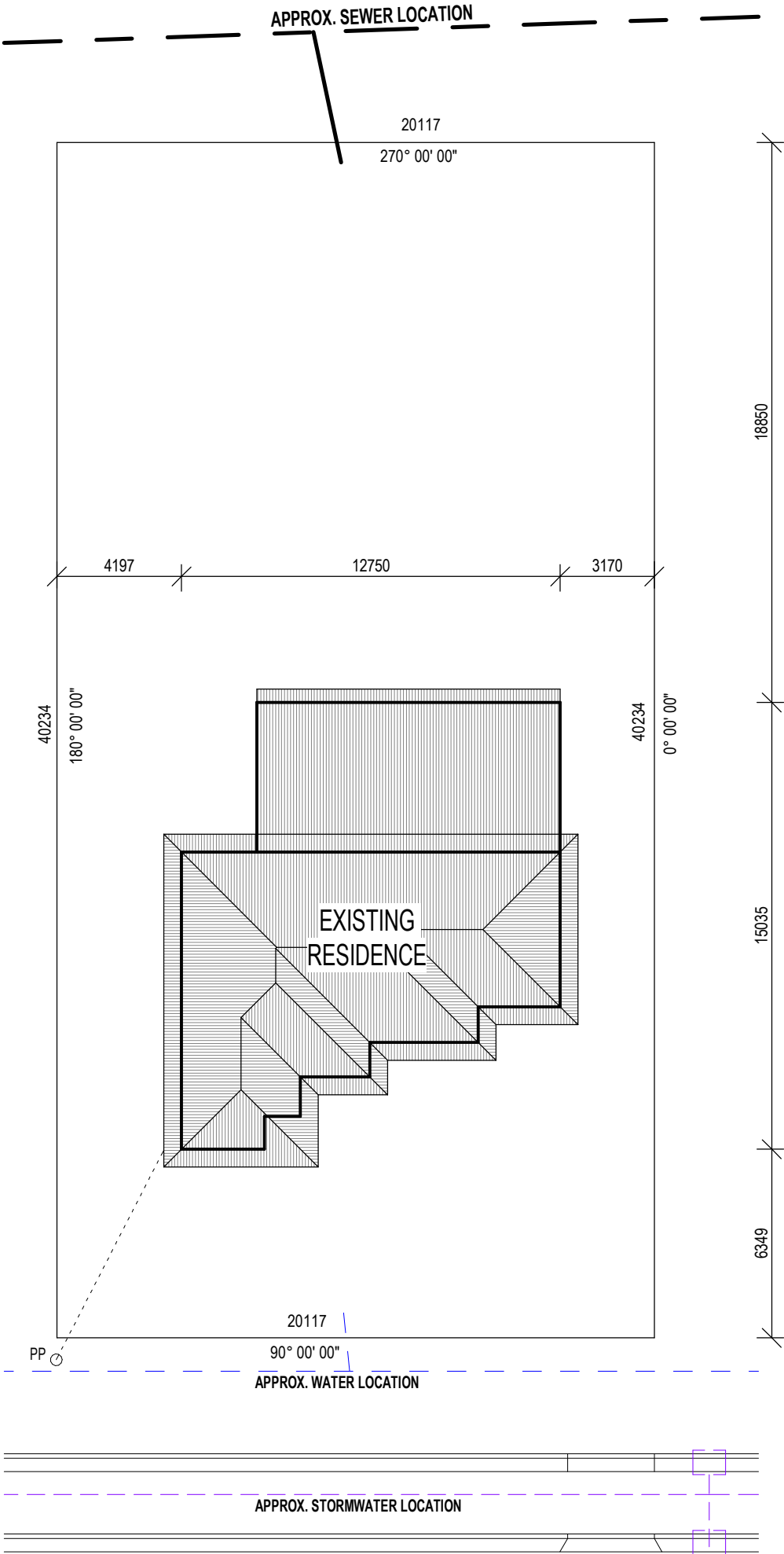
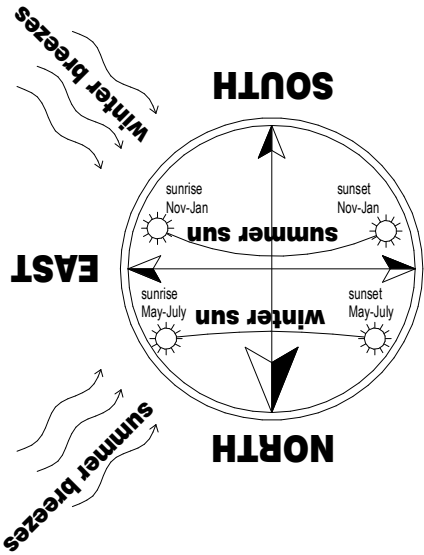
## DRAWING SCHEDULE:

|   |                     |
|---|---------------------|
| 0 | COVERSHEET          |
| 1 | EXISTING SITE PLAN  |
| 2 | EXISTING FLOOR PLAN |
| 3 | EXISTING ELEVATIONS |
| 4 | PROPOSED SITE PLAN  |
| 5 | PROPOSED FLOOR PLAN |
| 6 | PROPOSED ELEVATIONS |

Job No.- 25-226

PRINT DATE:

8/09/2025 8:45:28 AM



BAYSWATER ROAD

ALL EXISTING DIMENSIONS ARE TO BE CONFIRMED  
PRIOR TO COMMENCING ANY CONSTRUCTION

PROPERTY  
DESCRIPTION

LOT 233  
SP 711591  
AREA 809 m<sup>2</sup>

EXISTING BUILDING FOOTPRINT  
145.53 sqm  
PROPOSED BUILDING  
FOOTPRINT  
233.46 sqm  
TOTAL BUILDING FOOTPRINT  
342.99 sqm  
SITE COVERAGE  
42.40%

EXISTING SITE PLAN

1 : 200 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

PRELIMINARY

NOTES:  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL  
AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.  
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER  
SCALED MEASUREMENTS - DO NOT SCALE DRAWING.  
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO  
THE COMMENCEMENT OF ANY CONSTRUCTION.

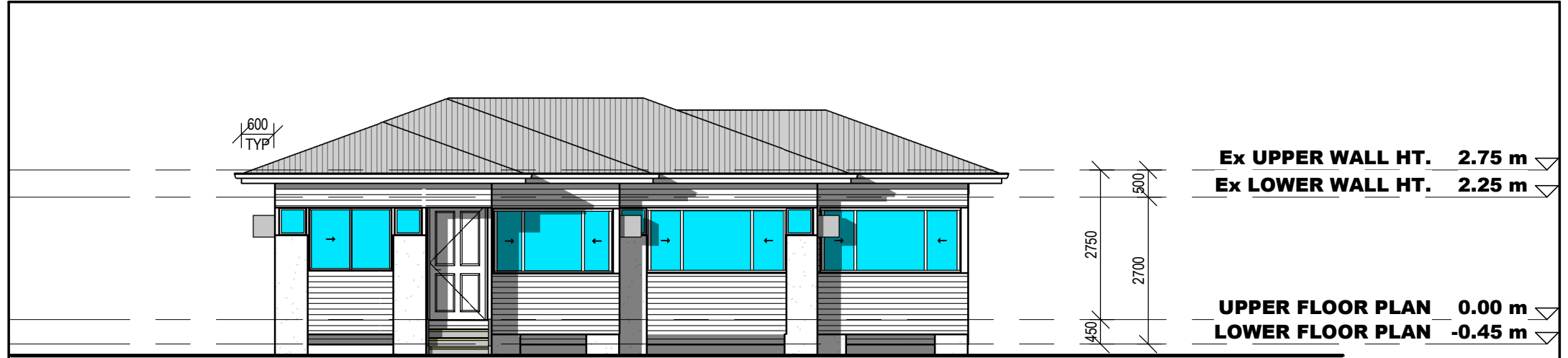
**CB**  
**DESIGNS**  
BUILDING DESIGN & DRAFTING  
ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

PROJECT:  
DUPLEX  
CLIENT:  
COHEN CONSTRUCTIONS  
SITE:  
172 BAYSWATER ROAD  
CURRAJONG  
TOWNSVILLE

BUILDER:

|           |                      |                   |
|-----------|----------------------|-------------------|
| DATE:     | 8/09/2025 8:45:28 AM | JOB NO.<br>25-226 |
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| SHEET No. | 1                    | CLIENT JOB NO.    |

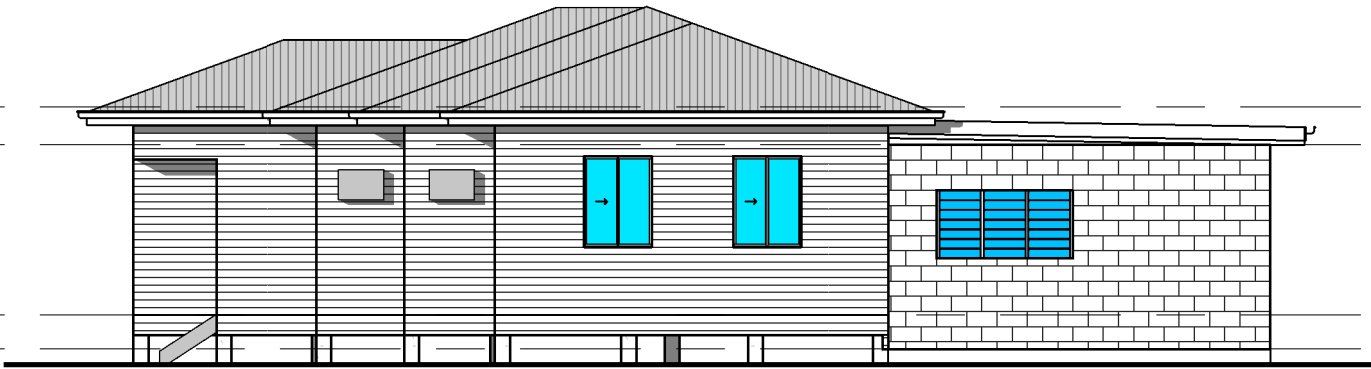




1

ELEVATION 1

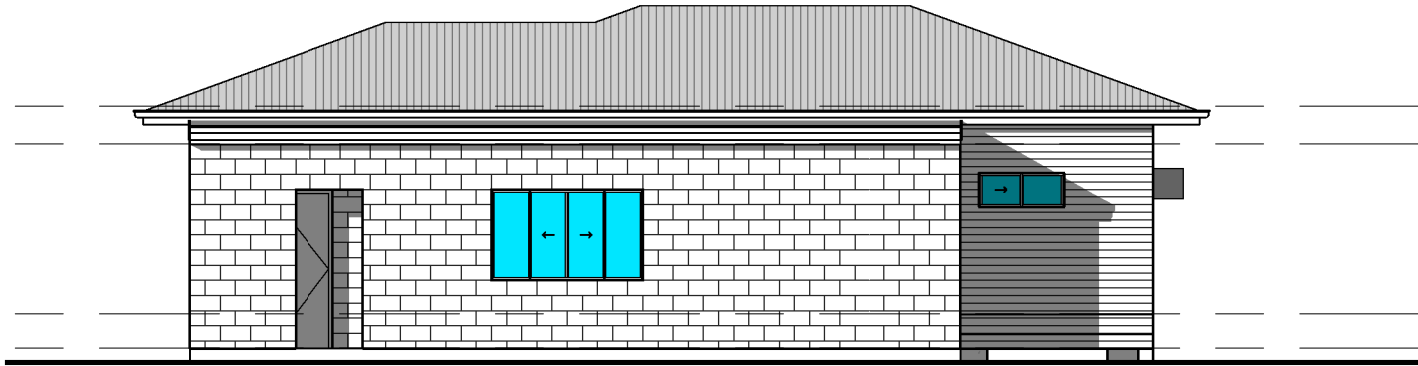
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2

ELEVATION 2

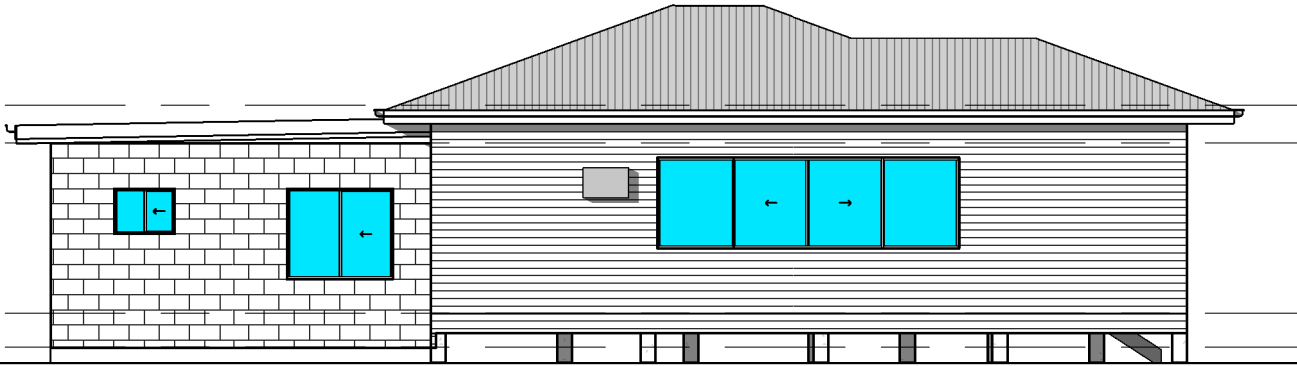
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3

ELEVATION 3

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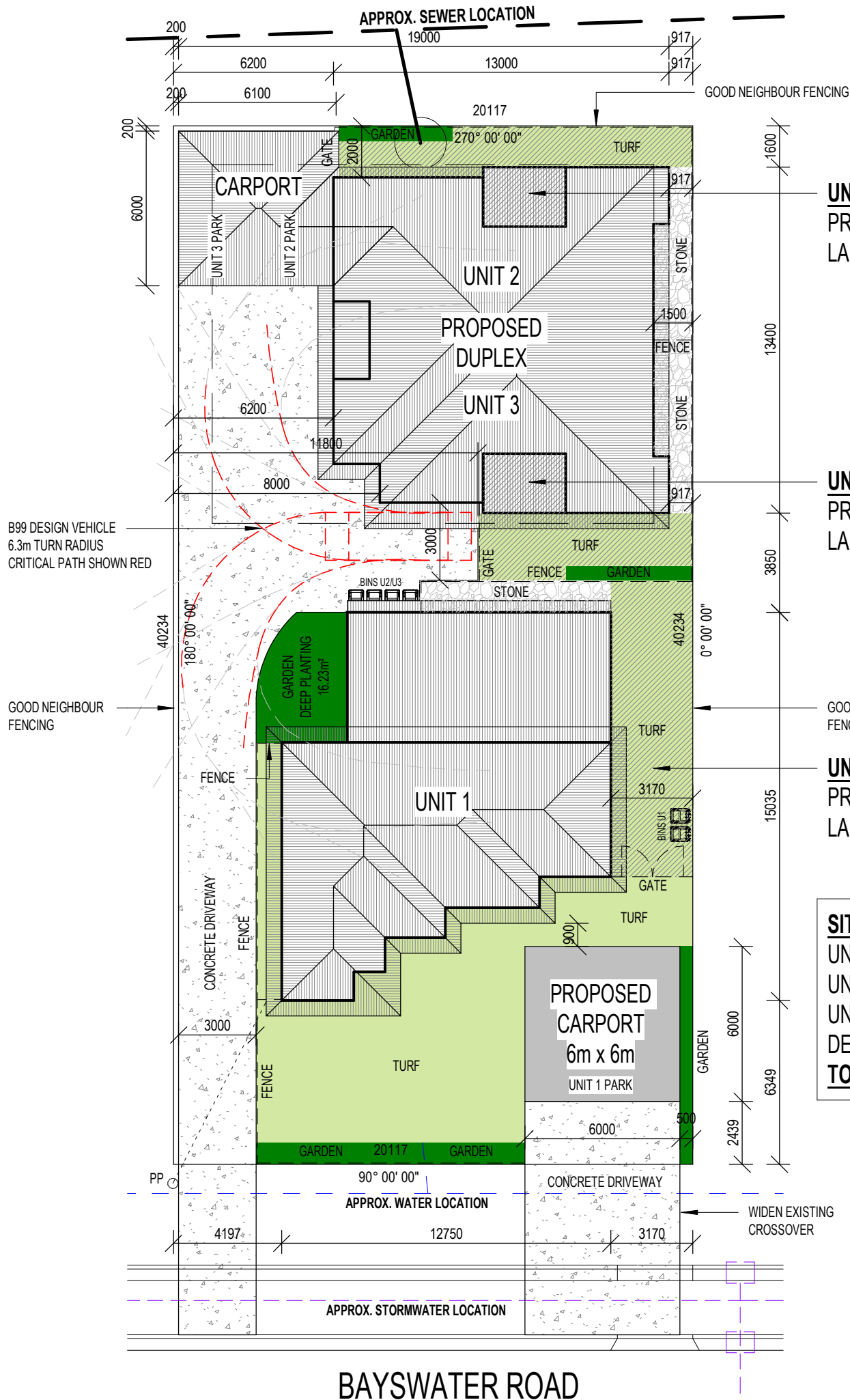
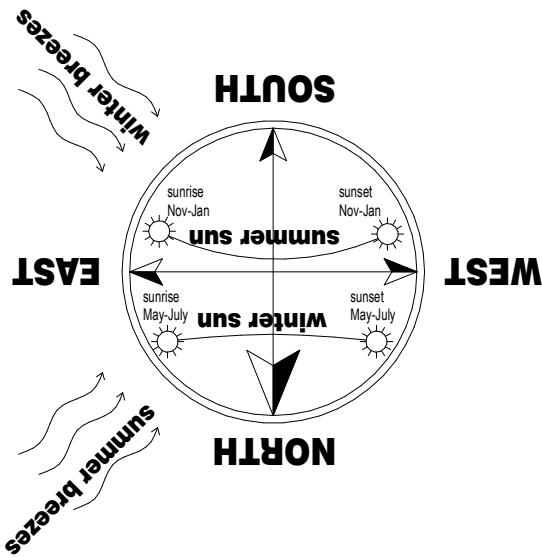


4

ELEVATION 4

1 : 100 AT A3 SHEET SIZE

|                             |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  |                                                        |          |                       |                   |
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| PROJECT ISSUE & DESCRIPTION | PRELIMINARY                                                                                                                                                                                                                                                                                                                 | <br><b>DESIGNS</b><br>BUILDING DESIGN & DRAFTING<br>ABN: 112 837 297<br>Licence No. 1072298<br>66 Bayswater Road, Hyde Park QLD 4812<br>PO Box 4257, Vincent QLD 4814<br>Tel: (07) 4779 4199 | PROJECT:<br>DUPLEX                                     | BUILDER: |                       |                   |
|                             |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  | CLIENT:<br>COHEN CONSTRUCTIONS                         |          |                       |                   |
|                             | NOTES:<br>THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.<br>COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.<br>FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING.<br>VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. |                                                                                                                                                                                                                                                                                  | SITE:<br>172 BAYSWATER ROAD<br>CURRAJONG<br>TOWNSVILLE | DATE:    | 26/08/2025 3:04:48 PM | JOB NO.<br>25-226 |
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|                             | SHEET No.                                                                                                                                                                                                                                                                                                                   | 3                                                                                                                                                                                                                                                                                | CLIENT JOB NO.                                         |          |                       |                   |



**UNIT 2:**  
PRIVATE OPEN SPACE 28.91m<sup>2</sup>  
LANDSCAPED AREA 33.03m<sup>2</sup>

**UNIT 3:**  
PRIVATE OPEN SPACE 26.28m<sup>2</sup>  
LANDSCAPED AREA 30.47m<sup>2</sup>

**UNIT 1:**  
PRIVATE OPEN SPACE 36.28m<sup>2</sup>  
LANDSCAPED AREA 174.04m<sup>2</sup>

**SITE LANDSCAPING**  
UNIT 1 TOTAL 174.04m<sup>2</sup>  
UNIT 2 TOTAL 33.03m<sup>2</sup>  
UNIT 3 TOTAL 30.47m<sup>2</sup>  
DEEP PLANTING 16.23m<sup>2</sup>  
**TOTAL 253.77m<sup>2</sup>**

#### PROPERTY DESCRIPTION

LOT 233  
SP 711591  
AREA 809 m<sup>2</sup>

EXISTING BUILDING FOOTPRINT  
145.53 sqm  
PROPOSED BUILDING  
FOOTPRINT  
233.46 sqm  
TOTAL BUILDING FOOTPRINT  
342.99 sqm  
SITE COVERAGE  
42.40%

## PROPOSED SITE PLAN

1

1 : 200 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

#### PRELIMINARY

**NOTES:**  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**CB**  
**DESIGNS**  
BUILDING DESIGN & DRAFTING  
ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

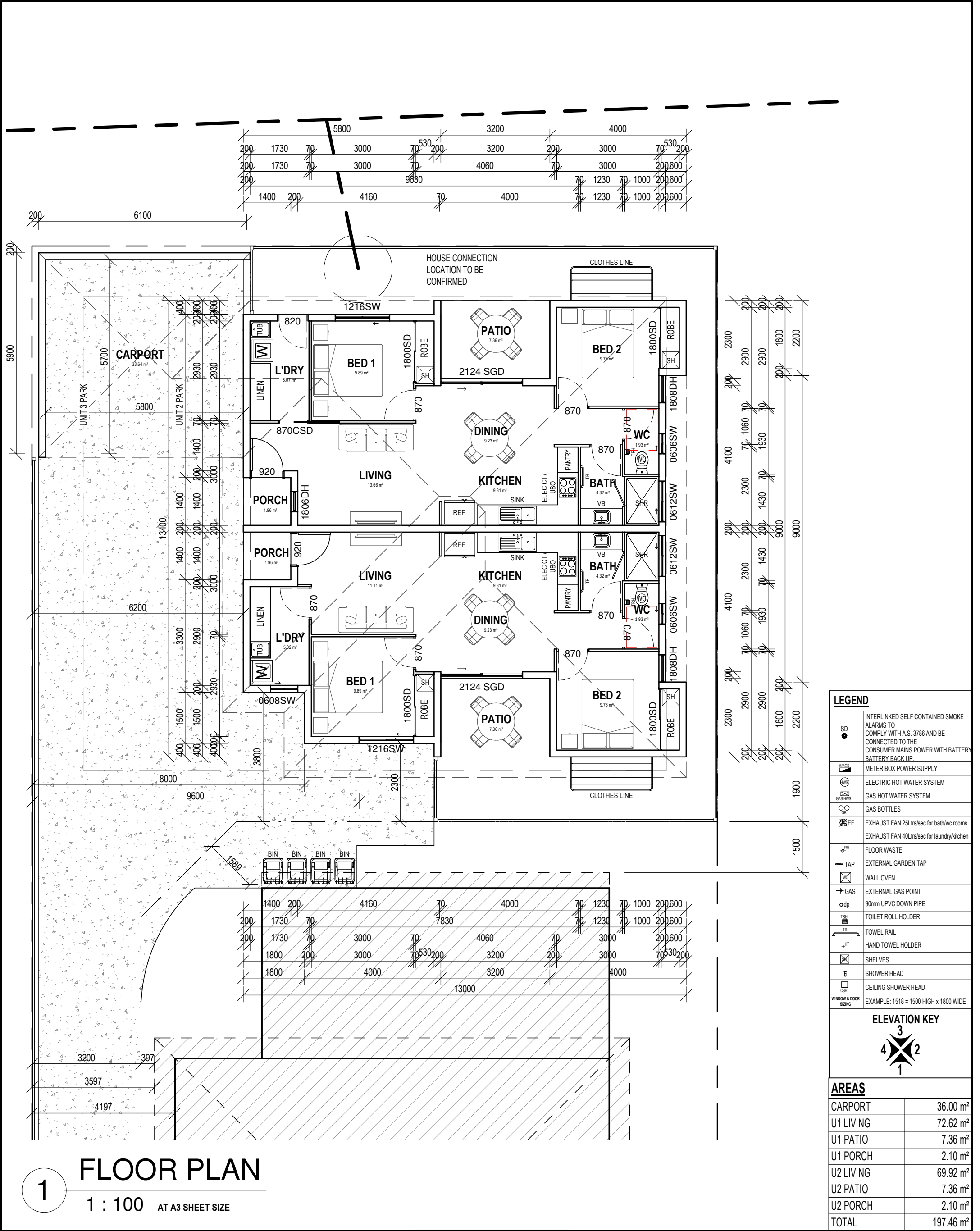
**PROJECT:**  
DUPLEX

**CLIENT:**  
COHEN CONSTRUCTIONS

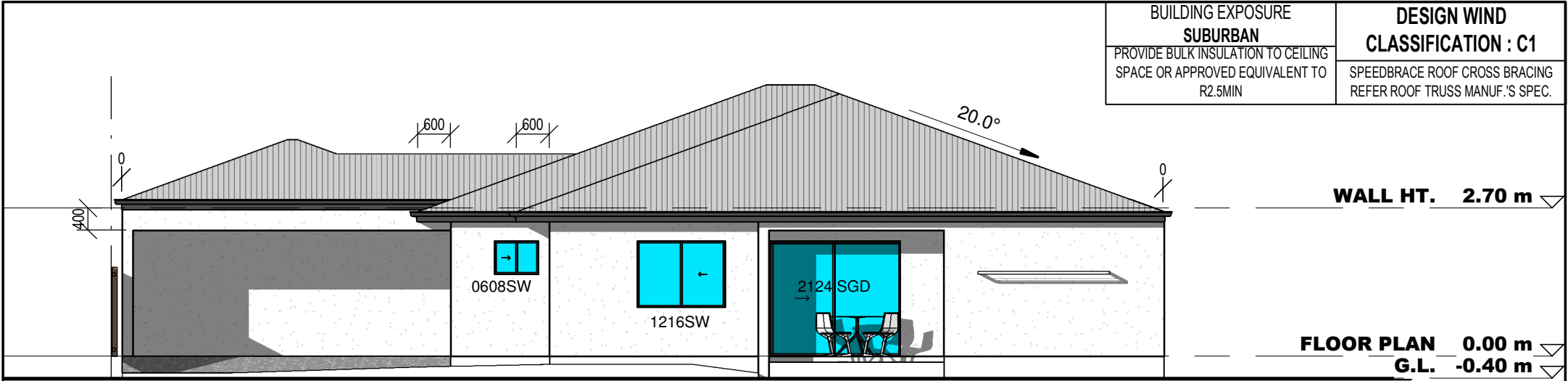
**SITE:**  
172 BAYSWATER ROAD  
CURRAJONG  
TOWNSVILLE

**BUILDER:**

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| DRAWN:    | B.W.                 |                   |
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| SHEET No. | 4                    | CLIENT JOB NO.    |



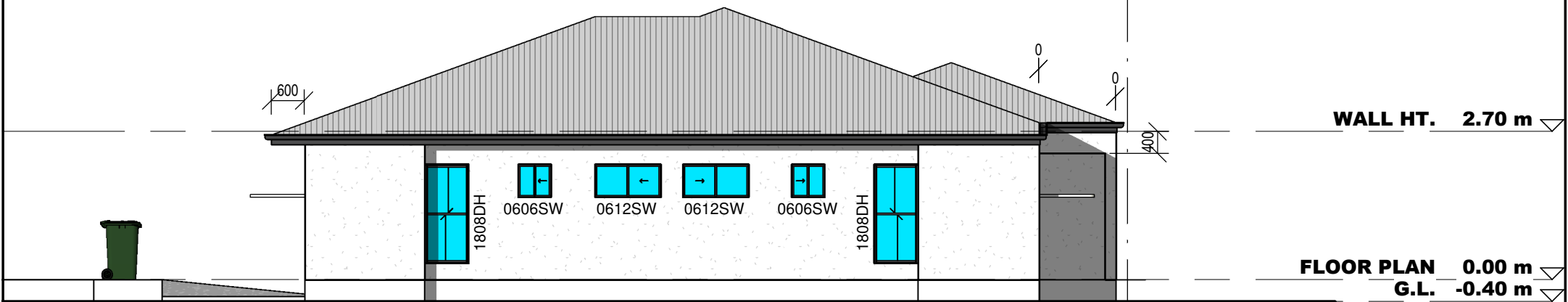
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| PROJECT ISSUE & DESCRIPTION | PRELIMINARY    | <div>NOTES:<br/>THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.<br/>COMPLY WITH ALL RELEVANT AUTHORITY REG. &amp; B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS &amp; LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.</div> | <div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div>DESIGNS</div><div>BUILDING DESIGN &amp; DRAFTING</div><div>ABN: 112 837 297</div><div>Licence No. 1072298</div><div>66 Bayswater Road, Hyde Park QLD 4812</div><div>PO Box 4257, Vincent QLD 4814</div><div>Tel: (07) 4779 4199</div></div> | PROJECT:<br>DUPLEX                                     | BUILDER: |                   |
|                             |                |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    | CLIENT:<br>COHEN CONSTRUCTIONS                         |          |                   |
|                             |                |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    | SITE:<br>172 BAYSWATER ROAD<br>CURRAJONG<br>TOWNSVILLE |          |                   |
|                             |                |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    | DATE: 8/09/2025 8:45:37 AM                             |          | JOB NO.<br>25-226 |
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| SCALE: 1 : 100              |                |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |                                                        |          |                   |
| SHEET No. 5                 | CLIENT JOB NO. |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                    |                                                        |          |                   |



1

ELEVATION 1

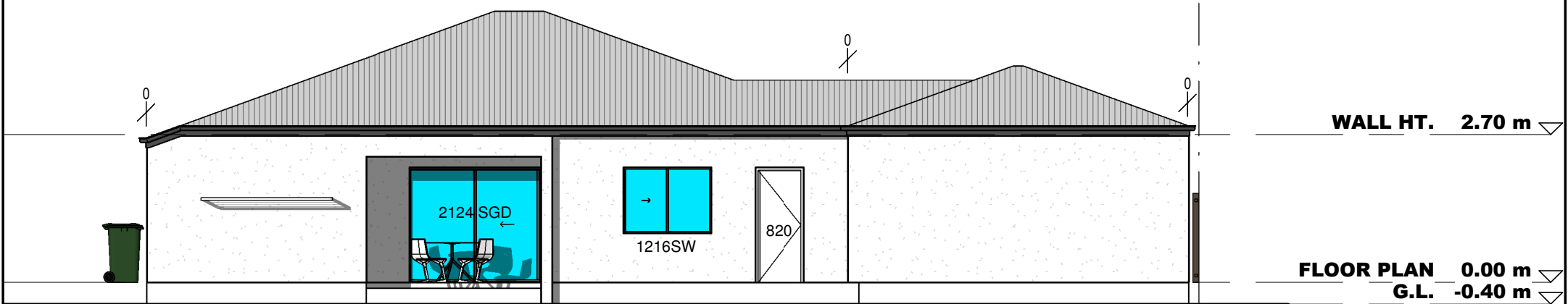
1 : 100 AT A3 SHEET SIZE



2

ELEVATION 2

1 : 100 AT A3 SHEET SIZE



3

ELEVATION 3

1 : 100 AT A3 SHEET SIZE



4

ELEVATION 4

1 : 100 AT A3 SHEET SIZE

|                             |                |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                              |                                                        |          |                   |
|-----------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------|-------------------|
| PROJECT ISSUE & DESCRIPTION | PRELIMINARY    | <div>NOTES:</div> <div>THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.</div> <div>COMPLY WITH ALL RELEVANT AUTHORITY REG. &amp; B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING.</div> <div>VERIFY ALL ON SITE DIMENSIONS &amp; LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.</div> | <div><div><div><div><div></div><div></div></div><div>DESIGNS</div><div>BUILDING DESIGN &amp; DRAFTING</div><div>ABN: 112 837 297</div><div>Licence No. 1072298</div><div>66 Bayswater Road, Hyde Park QLD 4812</div><div>PO Box 4257, Vincent QLD 4814</div><div>Tel: (07) 4779 4199</div></div></div></div> | PROJECT:<br>DUPLEX                                     | BUILDER: |                   |
|                             |                |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                              | CLIENT:<br>COHEN CONSTRUCTIONS                         |          |                   |
|                             |                |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                              | SITE:<br>172 BAYSWATER ROAD<br>CURRAJONG<br>TOWNSVILLE |          |                   |
|                             |                |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                              | DATE: 8/09/2025 8:45:43 AM                             |          | JOB NO.<br>25-226 |
|                             |                |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                              | DRAWN: B.W.                                            |          |                   |
| SCALE: 1 : 100              |                |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                              |                                                        |          |                   |
| SHEET No. 6                 | CLIENT JOB NO. |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                              |                                                        |          |                   |

Our Reference: NP25.163  
IC.MM.

12 September 2025

Assessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

## Attention: Planning and Development

Dear Sir/Madam,

### **Application for Material Change of Use – Multiple dwelling (3 Units) located at 172 Bayswater Road, Currajong and formally identified as Lot 233 on RP711591**

On behalf of the Applicant, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Development Permit for Material Change of Use – Multiple dwelling (3 Units) located at 172 Bayswater Road, Currajong and formally identified as Lot 233 on RP711591.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$4,672 given the development does not exceed more than four (4) units on the site and requires impact assessment.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,



**Mary McCarthy**

SENIOR PLANNER  
**Northpoint Planning**

Encl. Development Application

# Development Application

Material Change of Use – Multiple Dwelling (3 Units)



**Northpoint**  
Planning

172 Bayswater Road, Currajong  
Lot 233 on RP711591

12 September 2025  
Reference: NP25.163

**Client:** Hussar Investments

**Project:** 172 Bayswater Road, Currajong

**Date:** 12 September 2025

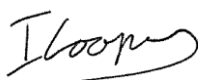
**Project Reference:** NP25.163

**Contact:** Meredith Hutton

**Prepared by:** Mary McCarthy – Northpoint Planning

### Document Verification

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| 2        | Final | M.M    |          |

| Approval         |                                                                                     |                    |                                                                                       |
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## Table of Contents

|      |                                                   |    |
|------|---------------------------------------------------|----|
| 1.0  | EXECUTIVE SUMMARY .....                           | 4  |
| 2.0  | SITE AND SURROUNDING ENVIRONMENT .....            | 6  |
| 2.1. | SUBJECT SITE AND SURROUNDS .....                  | 6  |
| 3.0  | PROPOSED DEVELOPMENT .....                        | 7  |
| 3.1. | GENERAL OVERVIEW .....                            | 7  |
| 3.2. | PROPOSAL PLANS .....                              | 9  |
| 3.3. | USE DEFINITION .....                              | 9  |
| 3.4. | ACCESS AND PARKING .....                          | 9  |
| 3.5. | INFRASTRUCTURE SERVICES .....                     | 10 |
| 3.6. | STORMWATER DRAINAGE .....                         | 10 |
| 3.7. | LANDSCAPING .....                                 | 10 |
| 4.0  | LEGISLATIVE FRAMEWORK .....                       | 11 |
| 4.1. | STATE PLANNING POLICY .....                       | 11 |
| 4.2. | NORTH QUEENSLAND REGIONAL PLAN .....              | 11 |
| 4.3. | STATE DEVELOPMENT AND ASSESSMENT PROVISIONS ..... | 11 |
| 4.4. | LOCAL PLANNING INSTRUMENT .....                   | 11 |
| 4.5. | ASSESSMENT BENCHMARKS .....                       | 11 |
| 5.0  | PLANNING ASSESSMENT .....                         | 12 |
| 5.1. | STRATEGIC FRAMEWORK .....                         | 12 |
| 5.2. | LOW DENSITY RESIDENTIAL ZONE CODE .....           | 12 |
| 5.3. | HEALTHY WATERS CODE .....                         | 13 |
| 5.4. | LANDSCAPE CODE .....                              | 13 |
| 5.5. | TRANSPORT IMPACT, ACCESS AND PARKING CODE .....   | 14 |
| 5.6. | WORKS CODE .....                                  | 14 |
| 5.7. | AIRPORT ENVIRONS OVERLAY CODE .....               | 15 |
| 5.8. | FLOOD HAZARD OVERLAY CODE .....                   | 15 |
| 6.0  | OTHER RELEVANT MATTERS .....                      | 17 |
| 7.0  | CONCLUSION AND RECOMMENDATIONS .....              | 18 |



## Appendices

|             |                                                  |
|-------------|--------------------------------------------------|
| Appendix 1: | DA Form 1, Title search and Land owner's consent |
| Appendix 2: | SmartMap and SARA mapping                        |
| Appendix 3: | Subject site and surrounds                       |
| Appendix 4: | Development plans                                |
| Appendix 5: | Low density residential zone code                |

## Tables

|          |                     |
|----------|---------------------|
| Table 1: | Application Summary |
| Table 2: | Proposal Plans      |

## Figures

|           |                                      |
|-----------|--------------------------------------|
| Figure 1: | Site Location                        |
| Figure 2: | Proposed Rear Accommodation Building |
| Figure 3: | Proposed Site Layout                 |
| Figure 4: | Flood Hazard Overlay Extent          |
| Figure 5: | New Flood Risk Extent                |



## 1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Material Change of Use – Multiple dwelling (3 Units).

The subject site comprises one regular shaped allotment comprising an area of 809m<sup>2</sup> located at 172 Bayswater Road, Currajong. The subject site is currently improved by an existing dwelling house and has historically been utilised for residential purposes.

The proposed development involves the construction of one accommodation building to the rear of the subject site comprising two self-contained units. The existing dwelling house will be retained, serving as Unit 1. Specifically, the development comprises one x 4-bedroom unit and two x 2-bedroom units across two detached buildings.

Vehicle access to the rear building is provided via new crossover and driveway to the eastern side of the Baywater Road frontage, with the existing crossover and driveway to the western side of the frontage retained to service the front building. The proposal provisions a two-bay carport to each building on the property, providing for a total of four undercover on-site parking spaces.

The proposed development involves one-storey structures, with landscaping and articulation of the façades providing a positive contribution to the amenity of the streetscape and surrounding locality.

The subject site is located within the Low density residential zone of the planning scheme. Given the proposed development involves a Multiple dwelling within this zone, the development application is subject to impact assessment.

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

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

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

**Table 1: Application Summary**

| Application Summary              |                               |
|----------------------------------|-------------------------------|
| <b>Address</b>                   | 172 Bayswater Road, Currajong |
| <b>Real Property Description</b> | Lot 233 on RP711591           |
| <b>Area of Lot</b>               | 809m <sup>2</sup>             |
| <b>Applicant</b>                 | Hussar Investments            |
| <b>Purpose of Proposal</b>       | Multiple dwelling (3 Units)   |
| <b>Type of Application</b>       | Material Change of Use        |
| <b>Category of Assessment</b>    | Impact                        |
| <b>SARA Mapping</b>              | Nil                           |
| <b>Referral Agencies</b>         | Not required                  |
| <b>Public Notification</b>       | Required                      |
| <b>Zoning</b>                    | Low density residential zone  |



| Application Summary |                                                                                                           |
|---------------------|-----------------------------------------------------------------------------------------------------------|
| Overlays            | <ul style="list-style-type: none"><li>▪ Airport environs overlay</li><li>▪ Flood hazard overlay</li></ul> |



## 2.0 Site and Surrounding Environment

### 2.1. Subject Site and Surrounds

The subject site is located at 172 Bayswater Road, Currajong comprising an area of 809m<sup>2</sup>, and is formally identified as Lot 233 on RP711591. The site is currently improved by a dwelling house located to the north of the site, with the property being utilised for residential purposes since circa 1952. The site maintains frontage to Bayswater Road to the north, with access provided via existing crossover and driveway to the western side of the Bayswater Road frontage.

The topography of the site gently slopes from the southern property boundary towards the Bayswater Road frontage, with the site comprising mapped contours of 5m AHD to 4.5m AHD. A bus stop is located approximately 30m to the west along Bayswater Road.

The immediate surrounding locality includes a mix of residential uses, primarily detached dwelling houses and Multiple dwellings. Commercial uses are periodically located along the Bayswater Road corridor. Open parkland is located approximately 200m to the north.

The wider locality includes the Charters Towers Road corridor to the east, Castletown Shopping Centre to the north, and Marian Catholic School to the east.

The subject site is located within the Low density residential zone of the planning scheme and is identified within the Flood hazard overlay as wholly containing area of low flood hazard. However, recent Council flood risk modelling maps the site as predominantly containing area of very low flood risk with limited pixelation of low flood risk to the eastern property boundary.

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

**Figure 1: Site location**



Source: Qld Globe



## 3.0 Proposed Development

### 3.1. General Overview

The proposed development involves the construction of one single-storey accommodation building to the rear of the site, comprising two self-contained 2-bedroom units with private outdoor areas. The existing dwelling house to the front of the subject site will be retained as a separate detached accommodation building, comprising 4-bedrooms, resulting in a total of three self-contained units within the site.

The proposal provisions a double-bay carport to each accommodation building, provisioning two parking spaces per building for a total of four on-site parking spaces. Access to the rear building is facilitated via new crossover to the eastern side of the Bayswater Road frontage, with access driveway traversing the full extent of the eastern property boundary. The existing crossover to the western side of the Bayswater Road frontage will be retained, servicing the front unit.

Specifically, the proposed development involves the following:

- Retention of the existing dwelling house and associated access arrangements to the front of the subject site.
- Front building (existing dwelling) to involve a single 4-bedroom detached unit (Unit 1), comprising a total building footprint of approximately 145.53m<sup>2</sup>.
- Construction of a new accommodation building to the rear of the subject site.
- Rear building to involve two 2-bedroom detached units (Unit 2 and 3), comprising a total building footprint of approximately 197.46m<sup>2</sup>.
- Each building of single-storey construction.
- Proposed development involving a total of three units with a total Gross Floor Area (GFA) of approximately 288.07m<sup>2</sup>, specifically involving the following:
  - Unit 1 – detached unit, GFA of approximately 145.53m<sup>2</sup>;
  - Unit 2 – semi-detached unit, GFA of approximately 72.62m<sup>2</sup>.
  - Unit 3 – semi-detached unit, GFA of approximately 69.92m<sup>2</sup>.
- Each unit provisioned with private outdoor living space, inclusive of a 7.36m<sup>2</sup> outdoor patio to Units 2 and 3.
- Construction of a two-bay carport forward of the existing dwelling house with access provisioned via existing crossover and driveway to the western side of the Bayswater Road frontage.
- Provision of an attached two-bay carport to the eastern façade of the rear building, with access provisioned via new crossover and driveway to the eastern side of the Bayswater Road frontage.
- Proposed development provides for two dedicated on-site covered parking spaces per accommodation building, provisioning a total of four on-site parking spaces.
- Proposed access and parking arrangements allow for forward motion traffic.
- Screened refuse storage area servicing Unit 1 provided to the eastern property boundary, screened by proposed entrance gate.
- Screened refuse storage area servicing Units 2 and 3 provided to the rear of the front accommodation building.
- Built form setback 2.439m from the Bayswater Road frontage.
- Provision of a total landscaped area of 253.77m<sup>2</sup>, inclusive of the following landscaped areas:
  - Unit 1: 174.04m<sup>2</sup>
  - Unit 2: 33.03m<sup>2</sup>

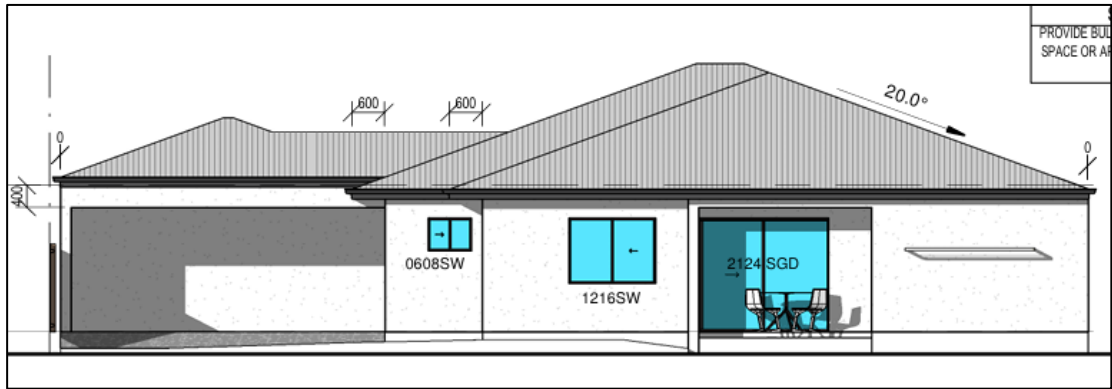


- Unit 3: 30.47m<sup>2</sup>

- Fencing provided to the full extent of private outdoor areas.
- Existing fencing traversing the property boundaries to be retained.

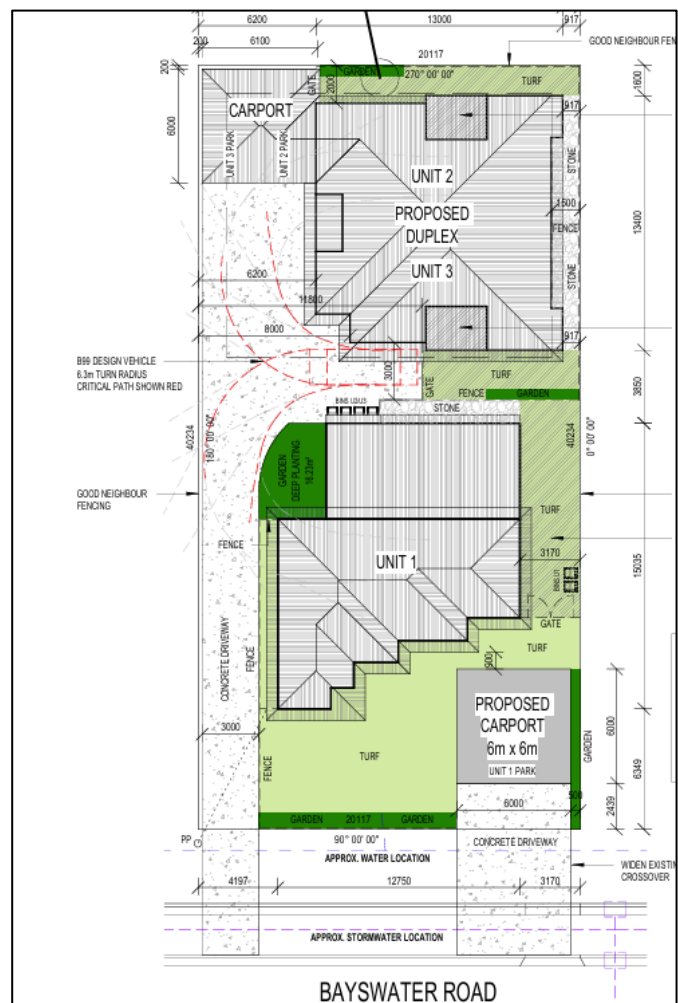
The proposed development is illustrated in Figure 2 & 3 below.

**Figure 2: Proposed Rear Accommodation Building**



Source: C&B Designs

**Figure 3: Proposed Site Layout**



Source: C&B Designs



### 3.2. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2, prepared by C&B Designs (refer **Appendix 4**).

**Table 2 – Proposal Plans**

| Plan title          | Number | Issue | Date       |
|---------------------|--------|-------|------------|
| Cover Sheet         | 0      | –     | 08.09.2025 |
| Existing Site Plan  | 1      | –     | 08.09.2025 |
| Existing Floor Plan | 2      | –     | 26.08.2025 |
| Existing Elevations | 3      | –     | 26.08.2025 |
| Proposed Site Plan  | 4      | –     | 08.09.2025 |
| Proposed Floor Plan | 5      | –     | 08.09.2025 |
| Proposed Elevations | 6      | –     | 08.09.2025 |

### 3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined a Multiple dwelling. A Multiple dwelling is defined as *premises containing three or more dwellings for separate households*.

### 3.4. Access and Parking

The proposed rear accommodation building is provided access via new crossover to the eastern side of the Bayswater Road frontage, with a 4.2m wide internal driveway traversing the full extent of the eastern property boundary. The front accommodation building retains the existing access arrangements associated with the dwelling house to the western side of the Bayswater Road frontage. The proposed access arrangements are considered suitable to accommodate ingress and egress traffic to the proposed development.

Furthermore, in accordance with schedule 6.10 of the planning scheme, the required parking rates for a Multiple dwelling within the Low density residential zone is:

- 1.7 spaces per dwelling; and
- 0.2 spaces per dwelling for visitors.

Accordingly, the proposed development requires the provision of seven on-site car parks and one visitor parking space.

The proposed development provides for two dedicated parking spaces per accommodation building and no dedicated visitor parking space, comprising a total of four car parks. The development involves less than five dwellings and therefore a dedicated washing bay is not required.

The provision of reduced parking spaces is considered suitable for the proposed development. A bus stop is located approximately 30m to the west, providing opportunity for residents to safely and efficiently utilise the public transport network. Additionally, the proposed development retains close proximity to pedestrian pathways and bicycle lanes traversing the Bayswater Road corridor, promoting improved pedestrian connectivity and alternative transportation networks.



Given the subject site involves two-bedroom units only and maintains proximity to existing public transport and pedestrian infrastructure, it is considered the reduced parking spaces will not result in adverse impacts on the established traffic regime of the immediate surrounding locality.

### **3.5. Infrastructure Services**

The subject site maintains existing connection to Council's reticulated water network, with an existing water main traversing along the Bayswater Road frontage. Furthermore, an existing property connection to the reticulated sewer network is located centrally to the southern property boundary.

It is noted any required augmentation to the reticulated networks in association with the proposed development will be addressed in a subsequent Operational Work application.

The proposed development can be appropriately connected to telecommunications and electrical networks.

### **3.6. Stormwater Drainage**

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible.

The subject site retains a sloping topography to the north, with this maintained in association with the proposed development. The proposal has been designed to retain the Bayswater Road frontage as the lawful point of discharge, noting existing stormwater infrastructure traverses the full extent of the Bayswater Road corridor. The existing network is considered of sufficient capacity to support the proposal with no upgrades considered necessary.

### **3.7. Landscaping**

Landscaping has been appropriately integrated within private outdoor space associated with individual dwelling units and within common areas of the proposed development. Specifically, each dwelling is afforded the following outdoor landscaped area:

- Unit 1 – approximately 174.04m<sup>2</sup>;
- Unit 2 – approximately 33.03m<sup>2</sup>; and
- Unit 3 – approximately 30.47m<sup>2</sup>.

Extensive landscaping has been incorporated into common area within the development, providing buffering to neighbouring residential properties and a high level of amenity to the streetscape. The proposed development provides for approximately 253m<sup>2</sup> of landscaped area within the site.

The proposed development does not involve the removal or alteration of any street tree.



## 4.0 Legislative Framework

### 4.1. State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

### 4.2. North Queensland Regional Plan

The subject site is located within the Townsville Urban Area of the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

### 4.3. State Development and Assessment Provisions

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

### 4.4. Local Planning Instrument

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

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

### 4.5. Assessment Benchmarks

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

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

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

Assessment against the relevant benchmarks is provided within Section 5.



## 5.0 Planning Assessment

### 5.1. Strategic Framework

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

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

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

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

- The proposal supports the strategic intent of increasing housing supply within the existing urban footprint, delivering gentle density residential development in an area well serviced by infrastructure, public transport and key employment hubs such as Townsville CBD and Castletown Shopping Centre.
- The proposed development provides for and supports alternative housing and lifestyle choices within Townsville.
- The proposal involves residential development on residential land.
- The proposed development efficiently utilises existing infrastructure, promoting sustainable infill development.
- The proposed development provisions high quality recreation spaces, landscaping, and pedestrian connectivity, contributing to a sense of place and community cohesion.
- The proposed development has been strategically located to provision access to public transport, pedestrian networks, and key employment hubs, reducing reliance on private vehicles.
- The proposed development supports economic growth with the creation of local employment opportunities during construction and enhances the viability of nearby businesses and services.

### 5.2. Low Density Residential Zone Code

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

The proposed development is considered to further the purpose and overall outcomes of the Low density residential zone code. In particular, the proposal involves a Multiple dwelling comprising three total units with a high level of residential amenity.

The subject site is located within proximity to a variety of residential properties, notably single detached dwellings and Multiple dwellings. Specifically, two 3-unit Multiple dwellings immediately adjoin the property to the east, presenting a similar layout to the proposed development. A variety of residential uses are prevalent along the Bayswater Road corridor, with the proposed development retaining the diverse and alternative residential nature of the locality. The proposed development provides for three units of varying size across two detached buildings, with the development providing a high level of amenity to users and a positive contribution to the visual amenity of the Bayswater Road streetscapes.



The proposed development is designed to present as the existing single dwelling house from the Bayswater Road streetscape, with the new proposed building wholly located to the rear of the dwelling and visibly obscured from the streetscape perspective. The proposed rear structure has been intentionally designed to remain sympathetic to the character of the existing dwelling house on the subject site, providing improved amenity. Landscaping has been incorporated to frontage as well as internal boundaries to provide buffering of the proposed development from the streetscape and neighbouring residential properties, with the strategic location of access and parking arrangements furthering this separation.

Given the location, the size of the subject site, and the proposed scale of the development, the proposal is considered appropriate for the locality. Particularly noting the development provides for increased housing density within a demand area that is well located in proximity to centre zones, public transport facilities and major road corridors. Additionally, the proposed development design promotes connectivity to the existing pedestrian network of the locality.

Detailed assessment against the Low density residential zone code is provided at **Appendix 5**.

### 5.3. Healthy Waters Code

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

The proposed development is considered to further the purpose and overall outcomes of the Healthy waters code. The proposed development will discharge stormwater to a lawful point of discharge, being Bayswater Road. It is noted existing stormwater infrastructure traverses the full extent of the road frontage. Further, the proposed development will be suitably serviced by Council's reticulated wastewater and water infrastructure.

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

### 5.4. Landscape Code

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

The proposed development is considered to further the purpose and overall outcomes of the Landscape Code. The proposal incorporates 253.77m<sup>2</sup> of landscaped area within the development site, accounting for approximately 31.4% of the overall site cover. Furthermore, a total of 16.23m<sup>2</sup> of deep planting garden is provisioned, providing additional buffering between the accommodation buildings.

Specifically, the proposed development involves the following landscaping to each unit:

- Unit 1: 174.04m<sup>2</sup>;
- Unit 2: 33.03m<sup>2</sup>; and
- Unit 3: 30.47m<sup>2</sup>.

The proposed development does not involve the removal or alternation to any street tree.

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



### 5.5. Transport Impact, Access and Parking Code

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

In accordance with schedule 6.10 of the planning scheme, the required car parking rates for a Multiple dwelling use is:

- 1.7 spaces per dwelling;
- 0.2 spaces per dwelling for visitors; and
- 1 dedicated car washing bay per development (if involving more than 5 units).

Accordingly, the proposed development requires seven parking spaces. The proposed development comprises two dedicated undercover parking spaces per accommodation building with no on-site visitor parking provided, for a total of four onsite parking spaces. It is noted a dedicated car wash bay is not required for the proposed development given the proposal does not involve five or more dwellings on the property.

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. Whilst the proposed development provisions onsite parking below the prescribed minimum, this reduction is considered suitable to service the proposed development, noting:

- The proposal is in close proximity to public transport infrastructure, with a bus stop located approximately 30m to the west along the Bayswater Road corridor.
- The proposed development provides for the introduction of two x 2-bedroom units only.
- The proposed development is located in close proximity to established pedestrian footpaths and cycling lanes, promoting pedestrian connectivity and integration with the established pedestrian network along Bayswater Road.

The proposed connectivity to these established transport networks provides an alternative to personal vehicle use which can be accessed in an efficient and safe manner. Therefore, given the subject site's proximity to existing public transport and pedestrian infrastructure, it is considered the reduced parking spaces are suitable.

Additionally, the proposed development provisions a new 4.197 wide crossover and driveway to the eastern side of the Bayswater Road frontage, servicing the proposed rear building. The front building will be serviced via existing crossover and driveway to the western side of the Bayswater Road frontage. Vehicles are able to enter, traverse and exit the site in a forward motion.

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

### 5.6. Works Code

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

The proposed development is considered to further the purpose and overall outcomes of the Works code. The site is currently connected to Council's reticulated water and sewer networks. It is considered there is sufficient capacity within the existing reticulated network to support the proposed development, with the development providing for the addition of 2 x 2-bedroom units only.



It is noted that augmentation to the reticulated network may be required to appropriately service the development, with these works to be addressed as part of a subsequent Operational Work application, where required. Appropriately screened onsite bin storage area is provided as demonstrated within **Appendix 4**.

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

### 5.7. Airport Environs Overlay Code

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

The proposed development is consistent with the purpose of the Airport environs overlay code. The subject site is identified as wholly containing area of operational airspace more than 15m above ground level. The proposed development involves a single storey unit development with a maximum building height of approximately 4m. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

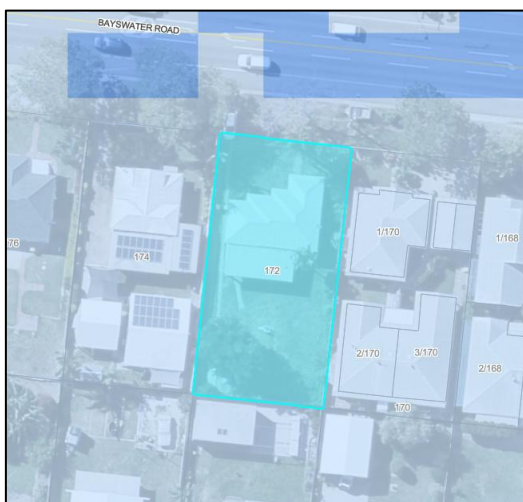
Given the nature of the development, further assessment against the Airport environs overlay code is not considered necessary.

### 5.8. Flood Hazard Overlay Code

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

The subject site is identified within the Flood hazard overlay as wholly containing area of low flood hazard. However, recently released updated flood modelling from Townsville City Council identifies area of very low to low flood risk across the site, with area of low flood risk limited to minor pixelation along the eastern property boundary. Refer to Figure 4 & 5 overleaf for existing and updated identified flood hazard across the site:

**Figure 4 – Flood Hazard Overlay Extent**



**Figure 5 – New Flood Risk Extent**



As demonstrated within the new flood risk mapping, the extent and severity of flooding across the site has significantly decreased, with new proposed built form located predominantly outside of flood



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

Therefore, the proposal is considered to further the purpose and overall outcomes of the Flood hazard overlay code.



## 6.0 Other Relevant Matters

The proposed Multiple dwelling represents a sustainable infill residential development that is well-suited to the locality and delivers additional housing options in a fully serviced, connected urban setting. In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application:

- The proposed Multiple Dwelling represents a sustainable infill development that is well-suited to the locality and delivers additional housing options in a fully serviced, connected urban setting.
- It responds to local and regional housing pressures by facilitating infill development within the Townsville urban footprint, reducing reliance on greenfield expansion.
- The proposal delivers three new residential units, increasing housing diversity in a locality characterised by both detached dwellings and multiple dwellings, consistent with community expectations.
- The site benefits from existing connections to all essential urban services, including water, sewer, stormwater, electricity, telecommunications, road networks and footpaths.
- The proposed layout reflects a site-responsive design that achieves a logical and functional development pattern.
- The shared access arrangement optimises land use efficiency and limits the number of new crossovers to Bayswater Road, supporting safety and streetscape outcomes.



## **7.0 Conclusion and Recommendations**

This town planning report has been prepared by Northpoint Planning on behalf of Hussar Investments in association with a Development Application for a Material Change of Use – Multiple dwelling (3 Units) located at 172 Bayswater Road, Currajong and formally described as Lot 233 on RP711591.

The subject site is located within the Low density residential zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



# Appendix 1

# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

| 1) Applicant details                                                                                                      |                                            |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Applicant name(s) (individual or company full name)                                                                       | Hussar Investments C/- Northpoint Planning |
| Contact name (only applicable for companies)                                                                              | Meredith Hutton                            |
| Postal address (P.O. Box or street address)                                                                               | PO Box 4                                   |
| Suburb                                                                                                                    | Townsville                                 |
| State                                                                                                                     | Queensland                                 |
| Postcode                                                                                                                  | 4810                                       |
| Country                                                                                                                   | Australia                                  |
| Contact number                                                                                                            | 07 4440 5282                               |
| Email address (non-mandatory)                                                                                             | hello@northpointplanning.com.au            |
| Mobile number (non-mandatory)                                                                                             | 0407 574 897                               |
| Fax number (non-mandatory)                                                                                                |                                            |
| Applicant's reference number(s) (if applicable)                                                                           | NP25.163                                   |
| 1.1) Home-based business                                                                                                  |                                            |
| <input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i> |                                            |
| 2) Owner's consent                                                                                                        |                                            |
| 2.1) Is written consent of the owner required for this development application?                                           |                                            |
| <input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application |                                            |
| <input type="checkbox"/> 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                   |
|    |          | 172        | Bayswater Road                     | Currajong                |
|    | Postcode | Lot No.    | Plan Type and Number (e.g. RP, SP) | Local Government Area(s) |
|    | 4812     | 233        | RP711591                           | Townsville City          |
| 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<br><input type="checkbox"/> GDA94<br><input type="checkbox"/> Other: |                                          |

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
☒ Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

|                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <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):

Material Change of Use – Multiple Dwelling (3 Units)

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

**6.3) Additional aspects of development**

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

**6.4) Is the application for State facilitated development?**

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

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

**Division 1 – Material change of use**

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

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

| Provide a general description of the proposed use | Provide the planning scheme definition (include each definition in a new row) | Number of dwelling units (if applicable) | Gross floor area (m <sup>2</sup> ) (if applicable) |
|---------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------|----------------------------------------------------|
| Multiple Dwelling                                 | Premises containing three or more dwellings for separate households.          | 3                                        |                                                    |
|                                                   |                                                                               |                                          |                                                    |
|                                                   |                                                                               |                                          |                                                    |

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

- ☒ Yes
- ☐ No

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

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

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

**Division 2 – Reconfiguring a lot**

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

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

|  |
|--|
|  |
|--|

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

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

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

| 10.2) Will the subdivision be staged?                                                          |  |
|------------------------------------------------------------------------------------------------|--|
| <input type="checkbox"/> Yes – provide additional details below<br><input type="checkbox"/> No |  |
| How many stages will the works include?                                                        |  |
| What stage(s) will this development application apply to?                                      |  |

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

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

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

### Division 3 – Operational work

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

| 14.1) What is the nature of the operational work?                                                                                                                        |                                                                                                                |                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Road work<br><input type="checkbox"/> Drainage work<br><input type="checkbox"/> Landscaping<br><input type="checkbox"/> Other – please specify: | <input type="checkbox"/> Stormwater<br><input type="checkbox"/> Earthworks<br><input type="checkbox"/> Signage | <input type="checkbox"/> Water infrastructure<br><input type="checkbox"/> Sewage infrastructure<br><input type="checkbox"/> Clearing vegetation |
| 14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)                                                                       |                                                                                                                |                                                                                                                                                 |
| <input type="checkbox"/> Yes – specify number of new lots:                                                                                                               |                                                                                                                |                                                                                                                                                 |
| <input type="checkbox"/> No                                                                                                                                              |                                                                                                                |                                                                                                                                                 |

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Townsville City Council

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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



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- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**18) Has any referral agency provided a referral response for this development application?**

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

| Referral requirement | Referral agency | Date of referral response |
|----------------------|-----------------|---------------------------|
|                      |                 |                           |
|                      |                 |                           |

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

☐ Yes – a copy of the 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.



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

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

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

☒ No

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

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

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

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

☒ No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.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

## 25) Applicant declaration

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

**Note:** For completion by assessment manager if applicable

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

|                            |                 |                     |                  |
|----------------------------|-----------------|---------------------|------------------|
| <b>Title Reference:</b>    | <b>20458214</b> | <b>Search Date:</b> | 27/08/2025 13:06 |
| <b>Date Title Created:</b> | 30/01/1952      | <b>Request No:</b>  | 53141352         |
| <b>Previous Title:</b>     | 20407226        |                     |                  |

**ESTATE AND LAND**

Estate in Fee Simple

LOT 233 REGISTERED PLAN 711591  
Local Government: TOWNSVILLE

**REGISTERED OWNER**

Dealing No: 724185694 08/07/2025

HUSSAR INVESTMENTS PTY LTD A.C.N. 655 766 153

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10369216 (POR 18)
2. MORTGAGE No 724185695 08/07/2025 at 14:48  
MACQUARIE BANK LIMITED A.C.N. 008 583 542

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

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

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

**HUSSAR INVESTMENTS PTY LTD (ACN 655 766 153)**

as owner(s) of premises identified as:

**Lot 233 on RP711591** and located at 172 Bayswater Road, Currajong

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

Name **Peter Przyborowski**

Signature



Position **Director**

Date

**11/09/2025**

Name **Beata Peter-Przyborowski**

Signature



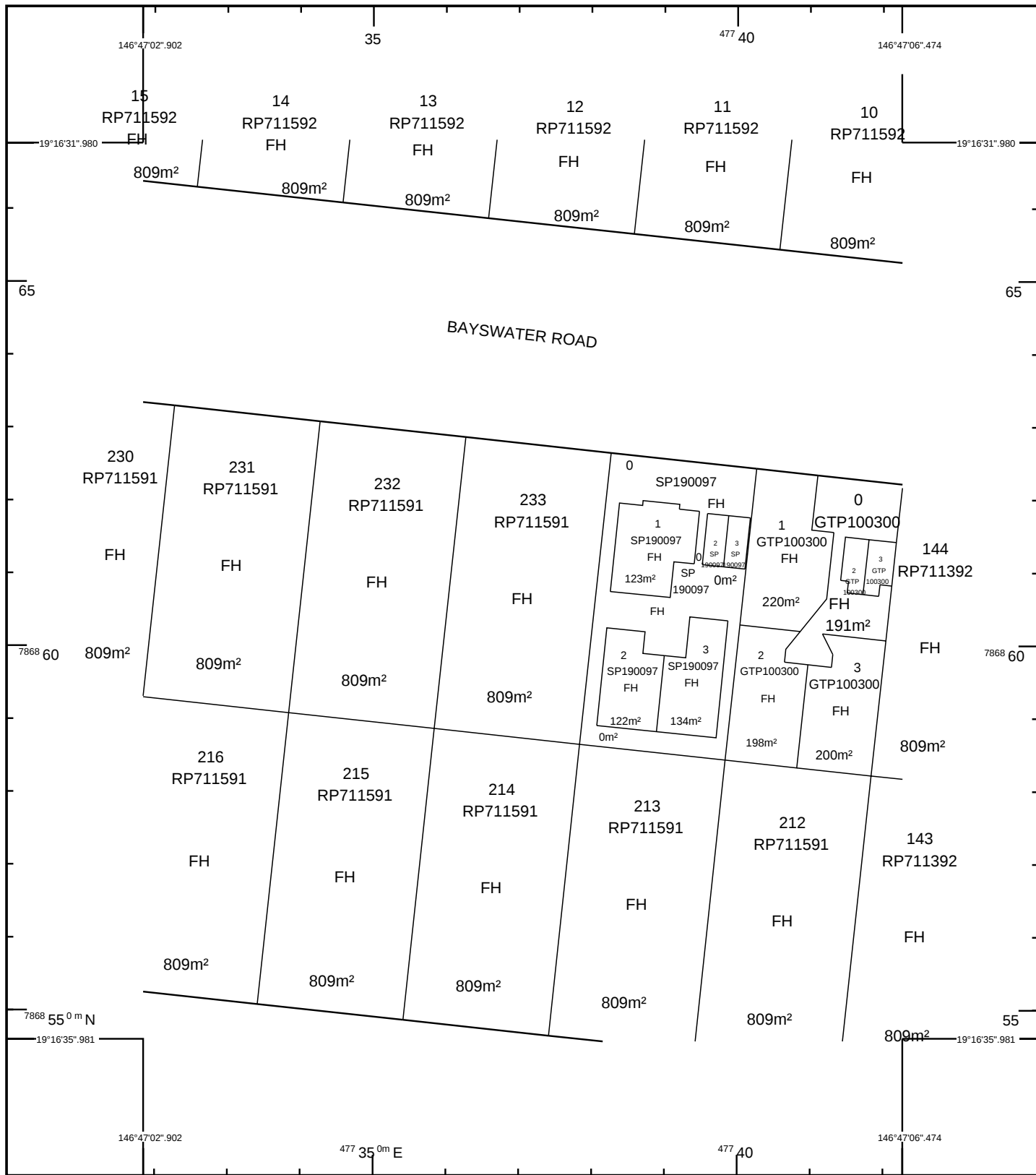
Position **Director**

Date

**11/09/2025**



# Appendix 2



STANDARD MAP NUMBER  
8259-24413

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

MAP WINDOW POSITION &  
NEAREST LOCATION

146°47'04".688  
19°16'33".981  
CURRAJONG  
0.73 KM

+

#### SUBJECT PARCEL DESCRIPTION

|                  |                   |
|------------------|-------------------|
| DCDB             |                   |
| Lot/Plan         | 233/RP711591      |
| Area/Volume      | 809m <sup>2</sup> |
| Tenure           | FREEHOLD          |
| Local Government | TOWNSVILLE CITY   |
| Locality         | CURRAJONG         |
| Segment/Parcel   | 50683/13          |

#### CLIENT SERVICE STANDARDS

PRINTED 10/06/2025

DCDB 09/06/2025

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

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**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland  
Government**

(c) The State of Queensland,  
(Department of Resources) 2025.



## **State Assessment and Referral Agency - Matters of Interest Report**

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

No Matters of Interest for the selected Lot Plan(s).

### **Matters of Interest by Lot Plan**

**Lot Plan: 233RP711591 (Area: 809 m<sup>2</sup>)**

No Matters of Interest for this Lot Plan.

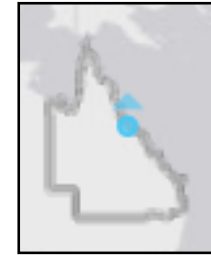


# Appendix 3

19°16'30"S 146°46'59"E

A product of

 Queensland Globe



19°16'30"S 146°47'11"E



Scale: 1:1128

Printed at: A3

Print date: 29/8/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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

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**Queensland**  
Government

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

19°16'38"S 146°47'11"E

Document Set ID: 27547868

Version: 1, Version Date: 15/09/2025



# Appendix 4



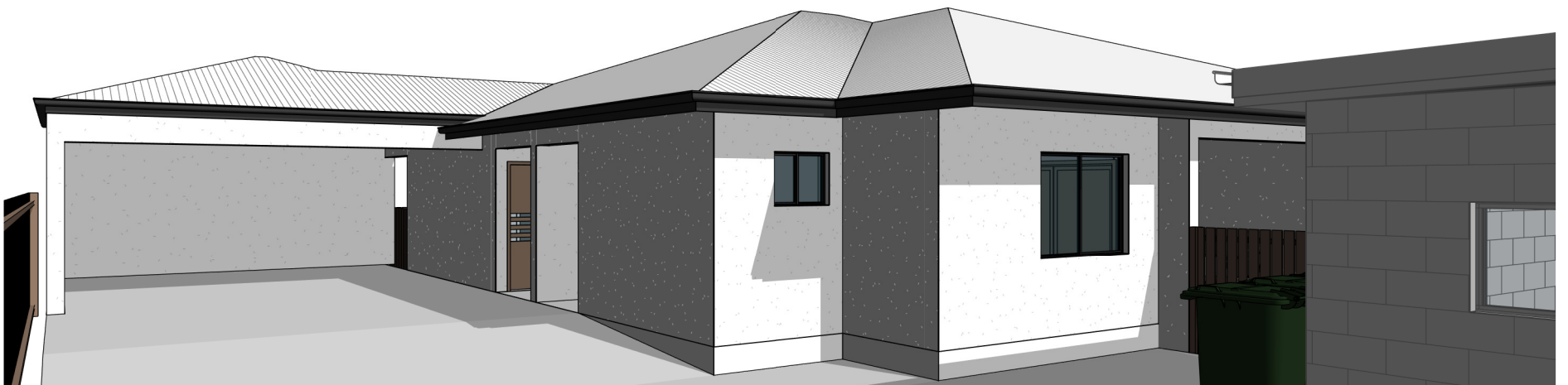
# DUPLEX

FOR:

**COHEN CONSTRUCTIONS**

AT:

**172 BAYSWATER ROAD  
CURRAJONG  
TOWNSVILLE**



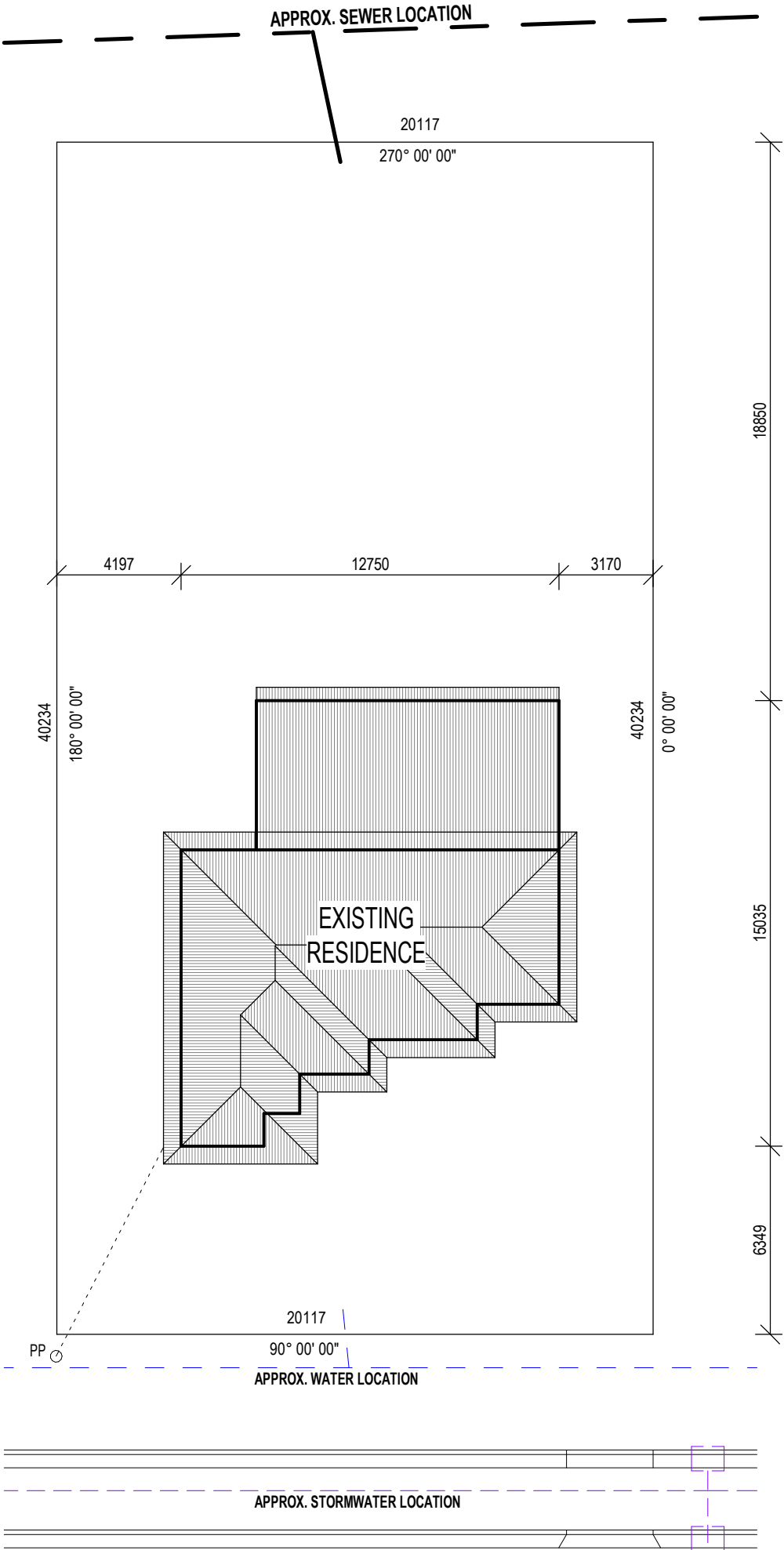
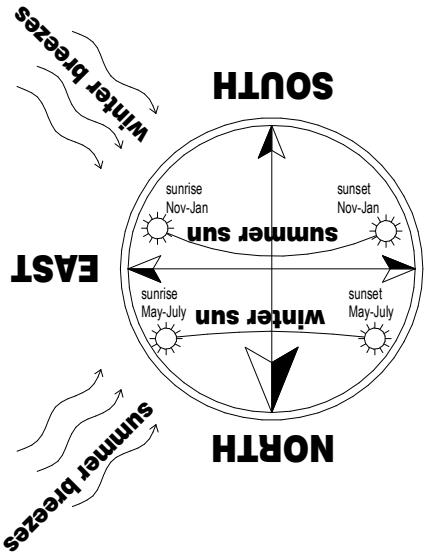
## DRAWING SCHEDULE:

|   |                     |
|---|---------------------|
| 0 | COVERSHEET          |
| 1 | EXISTING SITE PLAN  |
| 2 | EXISTING FLOOR PLAN |
| 3 | EXISTING ELEVATIONS |
| 4 | PROPOSED SITE PLAN  |
| 5 | PROPOSED FLOOR PLAN |
| 6 | PROPOSED ELEVATIONS |

Job No.- 25-226

PRINT DATE:

8/09/2025 8:45:28 AM



PROPERTY DESCRIPTION

LOT 233  
SP 711591  
AREA 809 m<sup>2</sup>

EXISTING BUILDING FOOTPRINT  
145.53 sqm  
PROPOSED BUILDING  
FOOTPRINT  
233.46 sqm  
TOTAL BUILDING FOOTPRINT  
342.99 sqm  
SITE COVERAGE  
42.40%

ALL EXISTING DIMENSIONS ARE TO BE CONFIRMED  
PRIOR TO COMMENCING ANY CONSTRUCTION

EXISTING SITE PLAN

1 : 200 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

PRELIMINARY

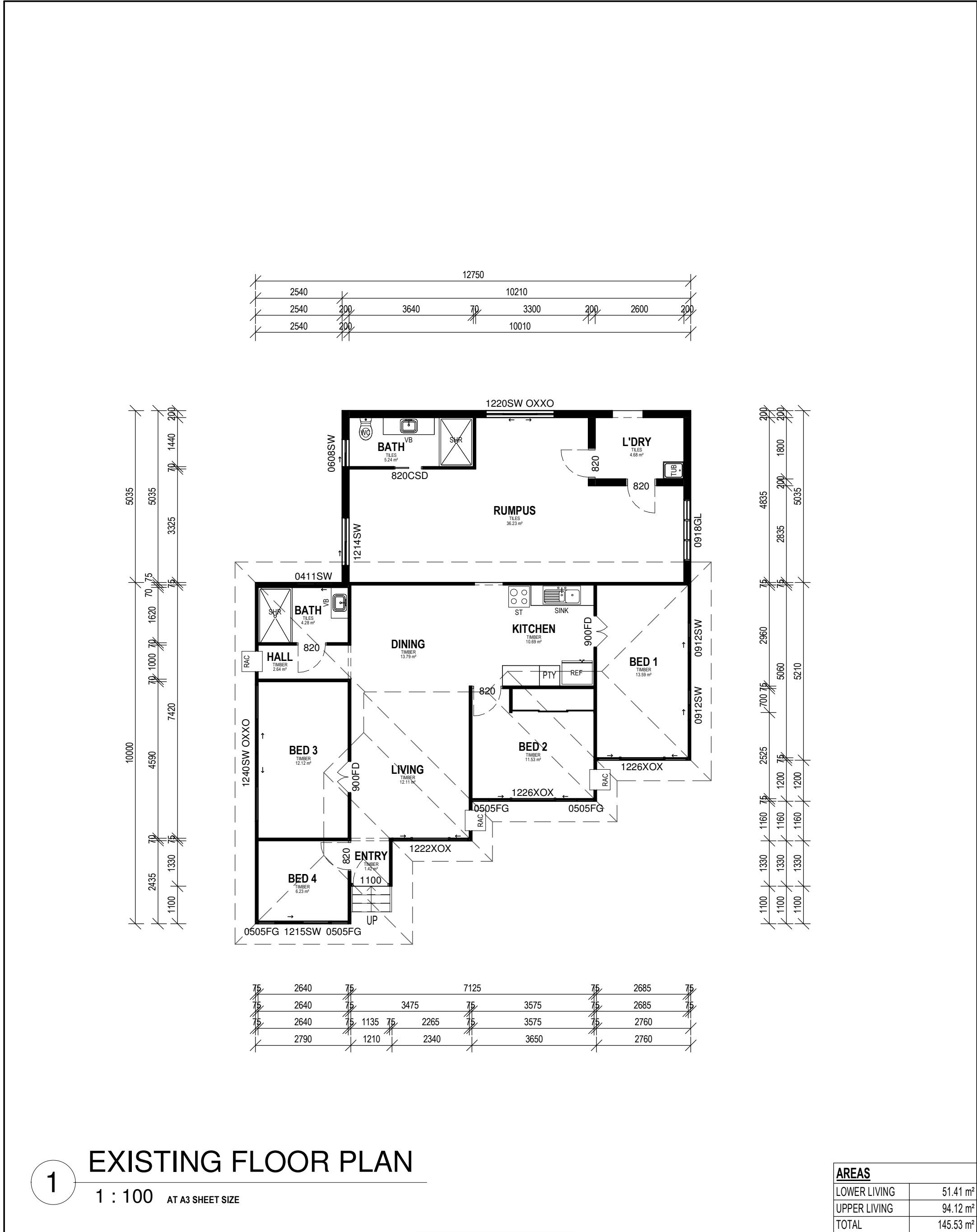
NOTES:  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL  
AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.  
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER  
SCALED MEASUREMENTS - DO NOT SCALE DRAWING.  
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO  
THE COMMENCEMENT OF ANY CONSTRUCTION.

**CB**  
**DESIGNS**  
BUILDING DESIGN & DRAFTING  
ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

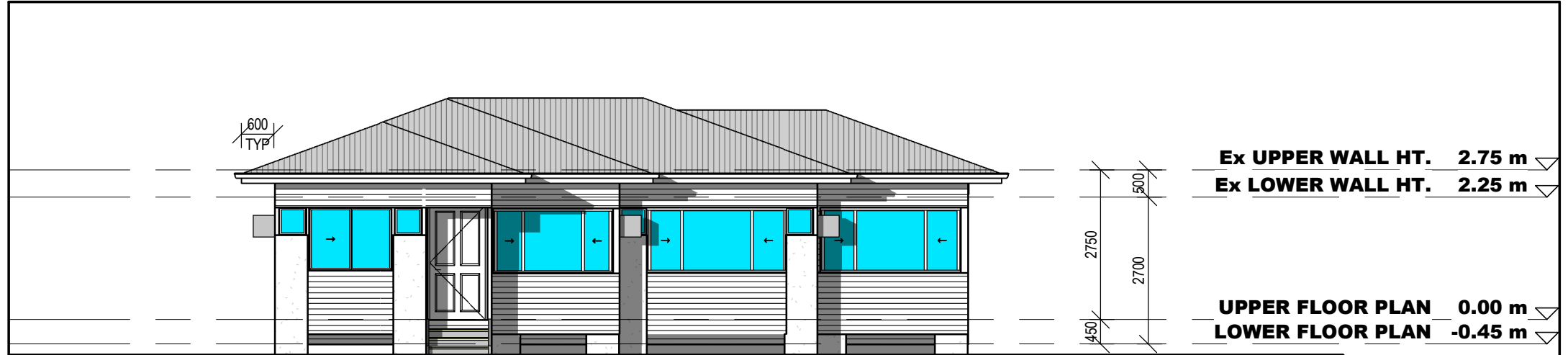
PROJECT:  
DUPLEX  
CLIENT:  
COHEN CONSTRUCTIONS  
SITE:  
172 BAYSWATER ROAD  
CURRAJONG  
TOWNSVILLE

BUILDER:

|           |                      |                   |
|-----------|----------------------|-------------------|
| DATE:     | 8/09/2025 8:45:28 AM | JOB NO.<br>25-226 |
| DRAWN:    | B.W.                 |                   |
| SCALE:    | 1 : 200              |                   |
| SHEET No. | 1                    | CLIENT JOB NO.    |



|                             |             |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                        |                    |                                |                                                        |           |                       |                   |
|-----------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------|--------------------------------------------------------|-----------|-----------------------|-------------------|
| PROJECT ISSUE & DESCRIPTION | PRELIMINARY | <div>NOTES:</div> <div>THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.</div> <div>COMPLY WITH ALL RELEVANT AUTHORITY REG. &amp; B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS &amp; LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.</div> | <div><div><div><div></div></div><div>DESIGNS</div><div>BUILDING DESIGN &amp; DRAFTING</div></div><div>ABN: 112 837 297</div><div>Licence No. 1072298</div><div>66 Bayswater Road, Hyde Park QLD 4812</div><div>PO Box 4257, Vincent QLD 4814</div><div>Tel: (07) 4779 4199</div></div> | PROJECT:<br>DUPLEX | CLIENT:<br>COHEN CONSTRUCTIONS | SITE:<br>172 BAYSWATER ROAD<br>CURRAJONG<br>TOWNSVILLE | BUILDER:  |                       |                   |
|                             |             |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                        |                    |                                |                                                        | DATE:     | 26/08/2025 3:04:46 PM | JOB NO.<br>25-226 |
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|                             |             |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                        |                    |                                |                                                        | SCALE:    | 1 : 100               |                   |
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1

ELEVATION 1

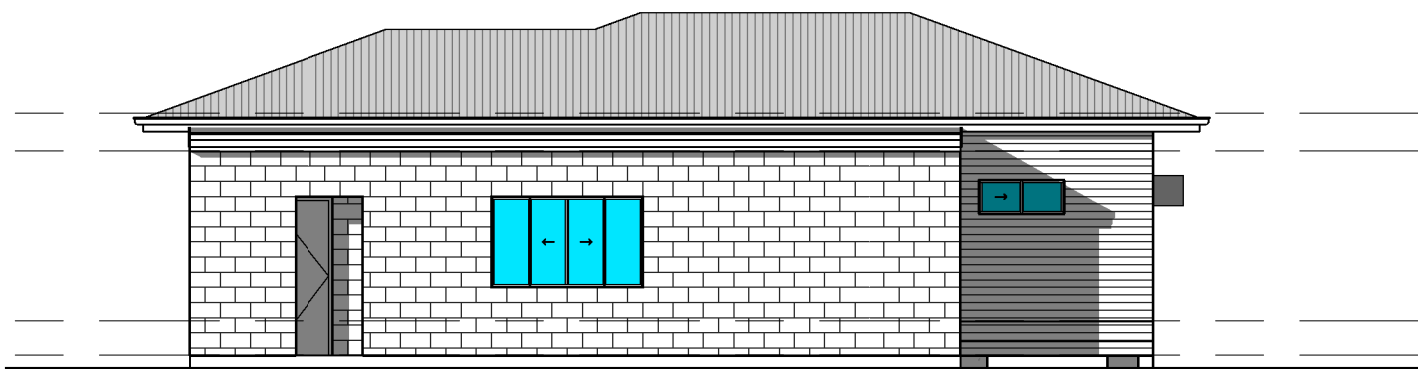
1 : 100 AT A3 SHEET SIZE



2

ELEVATION 2

1 : 100 AT A3 SHEET SIZE



3

ELEVATION 3

1 : 100 AT A3 SHEET SIZE

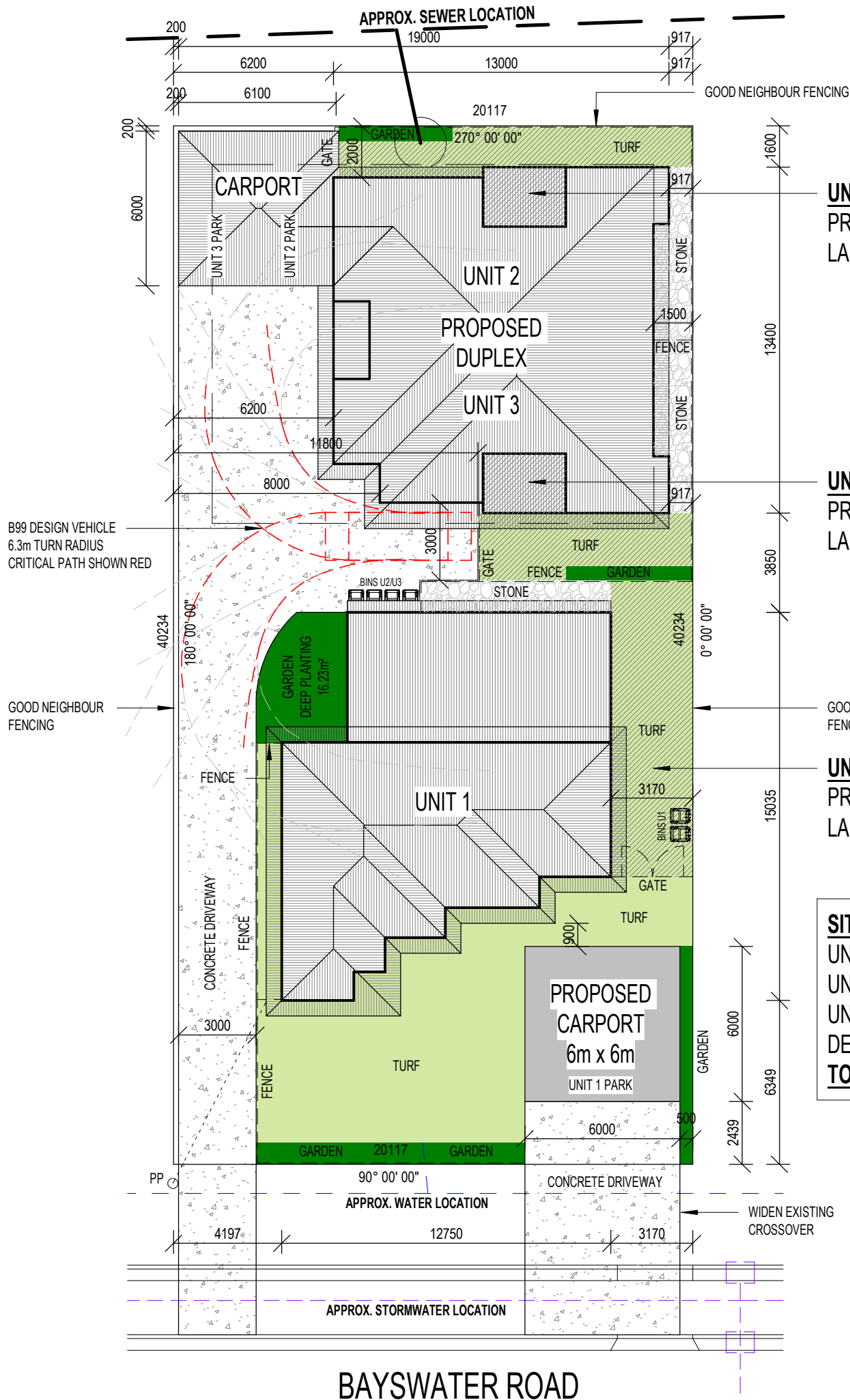
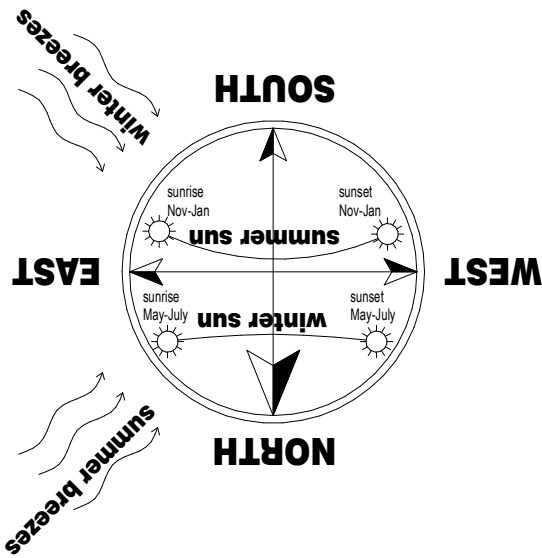


4

ELEVATION 4

1 : 100 AT A3 SHEET SIZE

|                             |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  |                                                        |                |                       |                   |  |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------|-----------------------|-------------------|--|
| PROJECT ISSUE & DESCRIPTION | PRELIMINARY                                                                                                                                                                                                                                                                                                                 | <br><b>DESIGNS</b><br>BUILDING DESIGN & DRAFTING<br>ABN: 112 837 297<br>Licence No. 1072298<br>66 Bayswater Road, Hyde Park QLD 4812<br>PO Box 4257, Vincent QLD 4814<br>Tel: (07) 4779 4199 | PROJECT:<br>DUPLEX                                     | BUILDER:       |                       |                   |  |
|                             |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  | CLIENT:<br>COHEN CONSTRUCTIONS                         |                |                       |                   |  |
|                             | NOTES:<br>THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.<br>COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.<br>FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING.<br>VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. |                                                                                                                                                                                                                                                                                  | SITE:<br>172 BAYSWATER ROAD<br>CURRAJONG<br>TOWNSVILLE | DATE:          | 26/08/2025 3:04:48 PM | JOB NO.<br>25-226 |  |
|                             |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  | DRAWN:                                                 | B.W.           |                       |                   |  |
|                             |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                  |                                                        |                | SCALE:                | 1 : 100           |  |
|                             |                                                                                                                                                                                                                                                                                                                             | SHEET No.                                                                                                                                                                                                                                                                        | 3                                                      | CLIENT JOB NO. |                       |                   |  |



**UNIT 2:**  
PRIVATE OPEN SPACE 28.91m<sup>2</sup>  
LANDSCAPED AREA 33.03m<sup>2</sup>

**UNIT 3:**  
PRIVATE OPEN SPACE 26.28m<sup>2</sup>  
LANDSCAPED AREA 30.47m<sup>2</sup>

**UNIT 1:**  
PRIVATE OPEN SPACE 36.28m<sup>2</sup>  
LANDSCAPED AREA 174.04m<sup>2</sup>

**SITE LANDSCAPING**  
UNIT 1 TOTAL 174.04m<sup>2</sup>  
UNIT 2 TOTAL 33.03m<sup>2</sup>  
UNIT 3 TOTAL 30.47m<sup>2</sup>  
DEEP PLANTING 16.23m<sup>2</sup>  
**TOTAL 253.77m<sup>2</sup>**

#### PROPERTY DESCRIPTION

LOT 233  
SP 711591  
AREA 809 m<sup>2</sup>

EXISTING BUILDING FOOTPRINT  
145.53 sqm  
PROPOSED BUILDING  
FOOTPRINT  
233.46 sqm  
TOTAL BUILDING FOOTPRINT  
342.99 sqm  
SITE COVERAGE  
42.40%

## PROPOSED SITE PLAN

1 : 200 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

### PRELIMINARY

**NOTES:**  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**CB**  
**DESIGNS**  
BUILDING DESIGN & DRAFTING  
ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

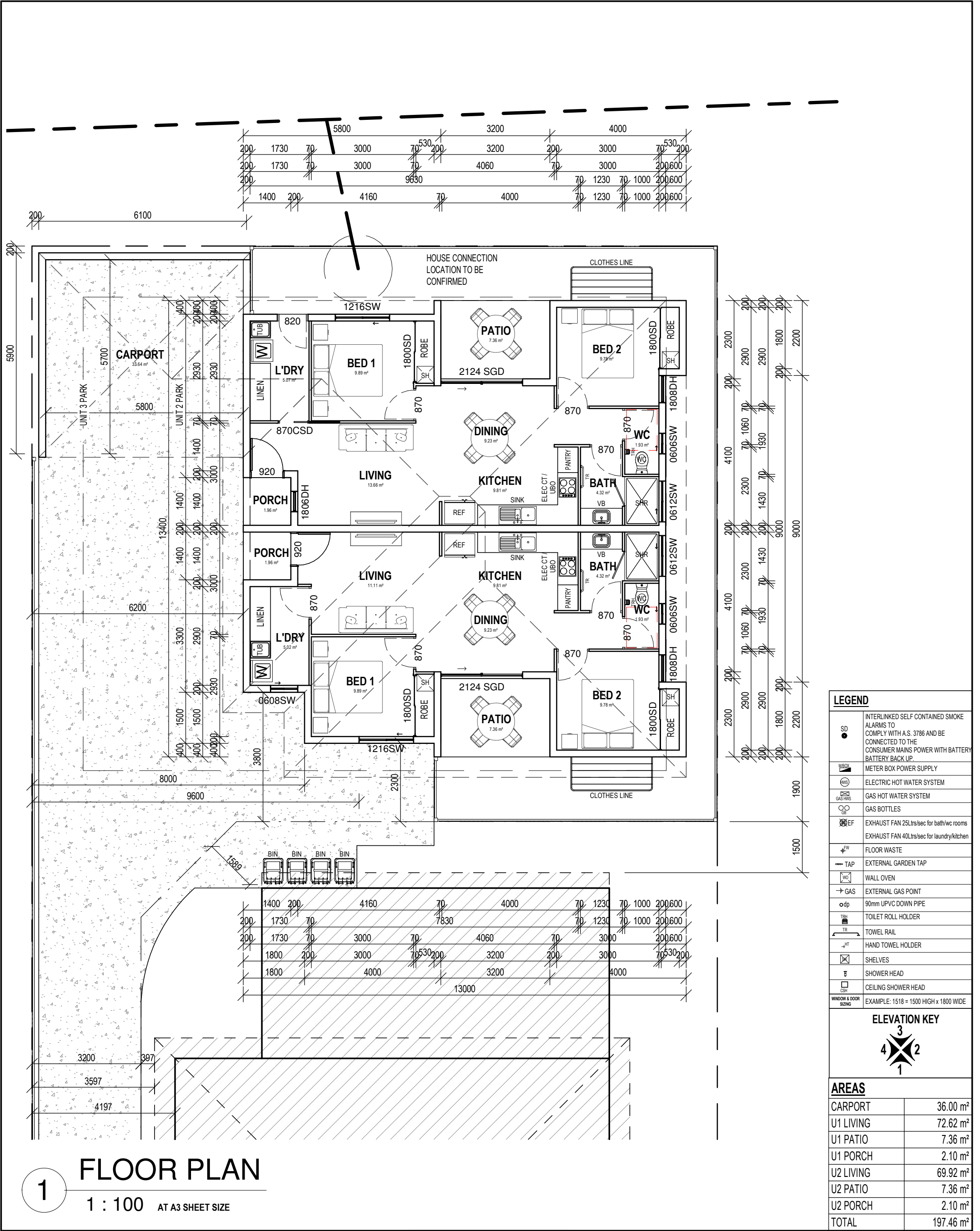
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DUPLEX

**CLIENT:**  
COHEN CONSTRUCTIONS

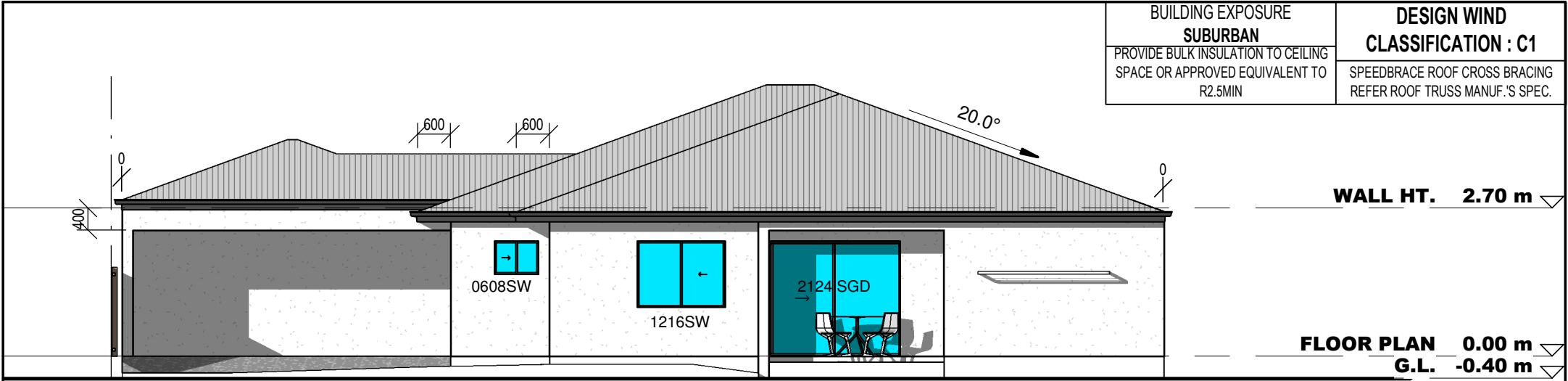
**SITE:**  
172 BAYSWATER ROAD  
CURRAJONG  
TOWNSVILLE

**BUILDER:**

|           |                      |                   |
|-----------|----------------------|-------------------|
| DATE:     | 8/09/2025 8:45:30 AM | JOB NO.<br>25-226 |
| DRAWN:    | B.W.                 |                   |
| SCALE:    | 1 : 200              |                   |
| SHEET No. | 4                    | CLIENT JOB NO.    |



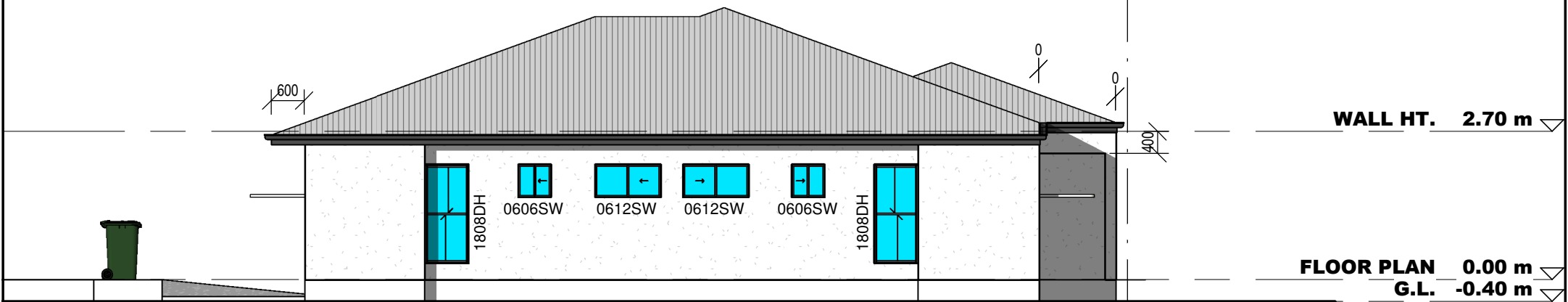
|                             |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                   |                                                        |           |                      |                   |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------|----------------------|-------------------|
| PROJECT ISSUE & DESCRIPTION | PRELIMINARY                                                                                                                                                                                                                                                                                                                          | <div><div><div><div></div><div></div></div><div>DESIGNS</div><div>BUILDING DESIGN &amp; DRAFTING</div><div>ABN: 112 837 297</div><div>Licence No. 1072298</div><div>66 Bayswater Road, Hyde Park QLD 4812</div><div>PO Box 4257, Vincent QLD 4814</div><div>Tel: (07) 4779 4199</div></div></div> | PROJECT:<br>DUPLEX                                     | BUILDER:  |                      |                   |
|                             |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                   | CLIENT:<br>COHEN CONSTRUCTIONS                         |           |                      |                   |
|                             | NOTES:<br>THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL<br>AUTHORITY BUILDING PERMIT.<br>COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.<br>FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER<br>SCALED MEASUREMENTS - DO NOT SCALE DRAWING.<br>VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO<br>THE COMMENCEMENT OF ANY CONSTRUCTION. |                                                                                                                                                                                                                                                                                                   | SITE:<br>172 BAYSWATER ROAD<br>CURRAJONG<br>TOWNSVILLE | DATE:     | 8/09/2025 8:45:37 AM | JOB NO.<br>25-226 |
|                             |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                   | DRAWN:                                                 | B.W.      |                      |                   |
|                             |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                   |                                                        | SCALE:    | 1 : 100              |                   |
|                             |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                   |                                                        | SHEET No. | 5                    | CLIENT JOB NO.    |



1

ELEVATION 1

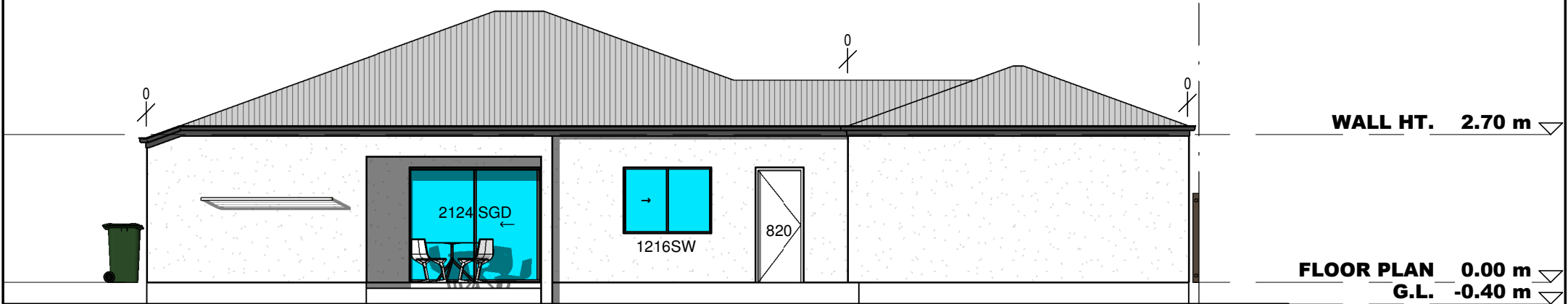
1 : 100 AT A3 SHEET SIZE



2

ELEVATION 2

1 : 100 AT A3 SHEET SIZE



3

ELEVATION 3

1 : 100 AT A3 SHEET SIZE



4

ELEVATION 4

1 : 100 AT A3 SHEET SIZE

|                             |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                              |                                                        |          |                      |                   |  |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------|----------------------|-------------------|--|
| PROJECT ISSUE & DESCRIPTION | <div>PRELIMINARY</div> <div>NOTES:<br/>THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.<br/>COMPLY WITH ALL RELEVANT AUTHORITY REG. &amp; B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING.<br/>VERIFY ALL ON SITE DIMENSIONS &amp; LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.</div> | <div><div><div><div><div></div><div></div></div><div>DESIGNS</div><div>BUILDING DESIGN &amp; DRAFTING</div><div>ABN: 112 837 297</div><div>Licence No. 1072298</div><div>66 Bayswater Road, Hyde Park QLD 4812</div><div>PO Box 4257, Vincent QLD 4814</div><div>Tel: (07) 4779 4199</div></div></div></div> | PROJECT:<br>DUPLEX                                     | BUILDER: |                      |                   |  |
|                             |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                              | CLIENT:<br>COHEN CONSTRUCTIONS                         |          |                      |                   |  |
|                             |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                              | SITE:<br>172 BAYSWATER ROAD<br>CURRAJONG<br>TOWNSVILLE | DATE:    | 8/09/2025 8:45:43 AM | JOB NO.<br>25-226 |  |
|                             |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                              | DRAWN:                                                 | B.W.     |                      |                   |  |
|                             |                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                              | SCALE:                                                 | 1 : 100  |                      |                   |  |
| SHEET No.                   | 6                                                                                                                                                                                                                                                                                                                                                                     | CLIENT JOB NO.                                                                                                                                                                                                                                                                                               |                                                        |          |                      |                   |  |



# Appendix 5



## Townsville City Plan – Low Density Residential Zone Code

### Purpose

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

The particular purpose of the code is to:

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

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

- a) *built form is of a house compatible scale and consistent with the local streetscape character;*
- b) *reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m<sup>2</sup> or greater (unless otherwise intended in a precinct);*
- c) *development maintains a high level of residential amenity on the site and in the neighbourhood;*
- d) *residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;*
- e) *the design of development promotes accessibility by walking, cycling and public transport;*
- f) *the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;*
- g) *low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;*
- h) *non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;*
- i) *development minimises impacts on remaining areas of ecological significance within the zone; and*
- j) *the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.*

| Performance Outcome/Acceptable Outcomes                                                                                       |                                                                                                                                                                                                                                                                                                                                     | Response                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>For Accepted development subject to requirements and Assessable Development</b>                                            |                                                                                                                                                                                                                                                                                                                                     |                                                                                           |
| <b>Home Based Business</b>                                                                                                    |                                                                                                                                                                                                                                                                                                                                     |                                                                                           |
| <b>PO1:</b><br>The use does not adversely impact on the amenity of the surrounding residential land uses and local character. | <b>AO1.1:</b><br>The home based business: <ul style="list-style-type: none"><li>a) is carried out in an existing building or structure;</li><li>b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li><li>c) involves at least one or more residents of the dwelling house;</li></ul> | <b>Not applicable</b><br>The proposed development does not involve a home based business. |



| Performance Outcome/Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                                                                                |
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| <p>d) involves not more than one non-resident employee;</p> <p>e) where bed and breakfast accommodation, does not exceed three bedrooms;</p> <p>f) does not generate more than 1 heavy vehicle trip per week;</p> <p>g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling;</p> <p>h) contains visitor parking within the site;</p> <p>i) does not involve hiring out of materials, goods, appliances or vehicles; and</p> <p>j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site.</p> <p><b>AO1.2:</b><br/>Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p><b>AO1.3:</b><br/>Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p> <p><b>AO1.4:</b><br/>Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>.</p> |                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>PO2:</b><br/>Commercial vehicle parking:</p> <p>a) has a direct nexus with a home based business carried out on the site; and</p> <p>b) does not adversely affect the amenity of neighbouring properties.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>AO2.1:</b><br/>Not more than one commercial vehicle is parked on the site.</p> <p><b>AO2.2:</b><br/>While on-site, vehicles:</p> <p>a) are not left idling for more than 5 minutes at any one time; and</p> <p>b) do not have a refrigeration unit running.</p> <p><b>Not applicable</b><br/>The proposed development does not involve a home based business.</p> |



| Performance Outcome/Acceptable Outcomes                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                          | Response                                                                                 |
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|                                                                                                                                                                                                                                                                                    | <b>AO2.3:</b><br>Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.                                                                                                                            |                                                                                          |
| <b>For Accepted development subject to requirements and Assessable Development</b>                                                                                                                                                                                                 |                                                                                                                                                                                                                                                          |                                                                                          |
| <b>Sales Office</b>                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                          |                                                                                          |
| <b>PO3:</b><br>The use does not adversely impact on the amenity of the surrounding land uses and local character.                                                                                                                                                                  | <b>AO3:</b><br>Development of the sales office is in place for no more than two years.                                                                                                                                                                   | <b>Not applicable</b><br>The proposed development does not involve a sales office.       |
| <b>For Accepted development subject to requirements and Assessable Development</b>                                                                                                                                                                                                 |                                                                                                                                                                                                                                                          |                                                                                          |
| <b>Secondary Dwelling</b>                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                          |                                                                                          |
| <b>PO4:</b><br>Secondary dwellings are: <ul style="list-style-type: none"> <li>(a) are subordinate, small-scaled dwellings;</li> <li>(b) contribute to a safe and pleasant living environment; and</li> <li>(c) does not cause adverse impacts on adjoining properties.</li> </ul> | <b>AO3:</b><br>The secondary dwelling: <ul style="list-style-type: none"> <li>(a) has a GFA, exclusive of a single carport or garage, of not more than 90m<sup>2</sup>; and</li> <li>(b) is located not more than 20m from the primary house.</li> </ul> | <b>Not applicable</b><br>The proposed development does not involve a secondary dwelling. |
| <b>For Accepted development subject to requirements and Assessable Development</b>                                                                                                                                                                                                 |                                                                                                                                                                                                                                                          |                                                                                          |
| <b>Stables Precinct</b>                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                          |                                                                                          |
| <b>PO5:</b><br>Only dwelling houses or caretaker's accommodation are established in the precinct.                                                                                                                                                                                  | <b>AO5:</b><br>The development does not involve a Dual Occupancy, Rooming Accommodation, Multiple Dwelling, Retirement Facility, Residential Care Facility, Short-term Accommodation or Tourist Park.                                                    | <b>Not applicable</b><br>The proposed development is not within the Stables Precinct.    |
| <b>PO6:</b><br>Reconfiguration does not result in additional lots being created.                                                                                                                                                                                                   | <b>AO6:</b><br>Lot size is no less than 1,000m <sup>2</sup> .                                                                                                                                                                                            | <b>Not applicable</b><br>The proposed development is not within the Stables Precinct.    |
| <b>PO7:</b><br>The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.                                                                                                                                   | <b>AO7:</b><br>Where stables are proposed, the site has a minimum area of 1,000m <sup>2</sup> .                                                                                                                                                          | <b>Not applicable</b><br>The proposed development is not within the Stables Precinct.    |
| <b>PO8:</b><br>Stables are established where provision is made for a manager living on-site.                                                                                                                                                                                       | <b>AO8:</b><br>Stables are established on the same site as a dwelling house or caretaker's accommodation.                                                                                                                                                | <b>Not applicable</b><br>The proposed development is not within the Stables Precinct.    |
| <b>PO9:</b><br>Residential uses in the precinct do not intensify.                                                                                                                                                                                                                  | <b>AO9.1:</b><br>Not more than one dwelling house or caretaker's accommodation unit is established on each lot.<br><br><b>AO9.2:</b><br>The caretaker's accommodation unit has a gross floor area of no more than 70m <sup>2</sup> .                     | <b>Not applicable</b><br>The proposed development is not within the Stables Precinct.    |



| Performance Outcome/Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                          | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessable Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Amenity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>PO10:</b><br/>Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) visual impact;</li> <li>e) odour &amp; emissions;</li> <li>f) lighting;</li> <li>g) access to sunlight;</li> <li>h) privacy; and</li> <li>i) outlook.</li> </ul> | <p><b>Complies</b><br/>The proposed development has been designed to positively contribute to the existing residential character of the surrounding locality, particularly given:</p> <ul style="list-style-type: none"> <li>▪ The development is expected to generate minimal noise emissions, consistent with typical residential activities.</li> <li>▪ The proposed development involves extensive landscaping throughout to provide privacy and improved visual amenity.</li> <li>▪ The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality, noting two multiple dwellings are in immediate proximity to the proposed development.</li> <li>▪ The proposed development involves a residential use on residential land.</li> <li>▪ The proposed development does not adversely impact the outlook of adjoining or surrounding properties.</li> <li>▪ The proposed development has been designed to provide efficient access and integration with existing public transport and pedestrian networks.</li> </ul> |
| <p><b>PO11:</b><br/>Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>                                                                                                                                                                                                                                                         | <p><b>Complies</b><br/>The proposed development involves extensive landscaping particularly to the façade of the front accommodation building and western boundary to provide a high level of amenity to the streetscape, and within the development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>PO12:</b><br/>Development for the purposes of a sensitive use within 500m of land included in the High Impact Industry Zone or Special Purpose Zone, or within 250m of land in the Medium impact industry zone:</p> <ul style="list-style-type: none"> <li>a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008;</li> </ul>                                          | <p><b>Not applicable</b><br/>The subject site is not located within proximity to identified zones.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



| Performance Outcome/Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                 | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and<br>c) does not experience offensive odours.                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Assessable Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Crime Prevention through Environmental Design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PO13:</b><br>Development facilitates the security of people and property having regard to: <ul style="list-style-type: none"> <li>a) opportunities for casual surveillance and sight lines;</li> <li>b) exterior building design that promotes safety;</li> <li>c) adequate lighting;</li> <li>d) appropriate signage and wayfinding;</li> <li>e) minimisation of entrapment locations; and</li> <li>f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul> |                                                                                                                                                                                                                 | <b>Complies</b><br>The proposed development is considered to facilitate the security of people and property. The proposed development involves a multiple dwelling with access and fenestrations overlooking Bayswater Road, providing increased opportunity for casual surveillance.                                                                                                                                                                                                                                                                                                                                 |
| <b>Assessable Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>General</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PO14:</b><br>Development minimises impacts on remaining areas of ecological significance within the zone.                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                 | <b>Complies</b><br>The proposed development does not impact on remaining areas of ecological significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PO15:</b><br>On elevated or steeply sloping sites: <ul style="list-style-type: none"> <li>a) development is sympathetic to the natural landform through the use of terraced or split level building forms;</li> <li>b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and</li> <li>c) buildings avoid highly reflective finishes.</li> </ul>                                                                                                  |                                                                                                                                                                                                                 | <b>Not applicable</b><br>The subject site is not an elevated or steeply sloping site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Parking and Service</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PO16:</b><br>Parking facilities are located to be concealed from public view to ensure an attractive streetscape.                                                                                                                                                                                                                                                                                                                                                                                            | <b>AO16:</b><br>Vehicle parking structures are located: <ul style="list-style-type: none"> <li>a) behind the building setback; or</li> <li>b) behind the building; or</li> <li>c) at basement level.</li> </ul> | <b>Complies</b><br>The proposed development provisions a two-bay carport to each accommodation building on the site. The carport servicing the rear building is setback approximately 30m from the Bayswater Road frontage, minimising visibility from the streetscape.<br><br>The carport servicing the front building is setback 2.439m from the Bayswater Road frontage and is located forward of the existing building. However, Bayswater Road provides for a 7m wide verge between the front property boundary and formed road corridor, resulting in the perception of a greater setback from the streetscape. |
| <b>PO17:</b><br>Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                 | <b>Complies</b><br>The proposed development involves screened wheelie bin storage for Unit 1 to the western property boundary, concealed by appropriate fencing. Furthermore, wheelie bin storage                                                                                                                                                                                                                                                                                                                                                                                                                     |



| Performance Outcome/Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                            | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                            | for Units 2 and 3 is provided to the rear of Unit 1, concealed from public view.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Where a Non-residential or Tourist Accommodation Use                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO18:</b><br>Non-residential uses are established only where:<br>a) compatible with local character and amenity;<br>b) limited in scale and supporting the day-to-day needs of the local community; and<br>c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Not applicable</b><br>The proposed development does not involve a non-residential or tourist accommodation use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PO19:</b><br>Tourist accommodation occurs only within the townships of Paluma, Bal gal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Not applicable</b><br>The proposed development does not involve a non-residential or tourist accommodation use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PO20:</b><br>Development is of a house compatible scale.                                                                                                                                                                                                                                                                                                                                                                                          | <b>AO20.1:</b><br>The use does not involve any building work or only minor building work.<br>OR                                                                                                                                                                                                                                                                                                            | <b>Not applicable</b><br>The proposed development does not involve a non-residential or tourist accommodation use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>AO20.2:</b><br>Where a new building is proposed:<br>a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser;<br>b) the building does not exceed 250m2 in gross floor area;<br>c) site cover does not exceed 60%; and<br>d) the maximum length of any wall is 12m.                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Where a Multiple Dwelling, Residential Care Facility or Retirement Facility Development                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO21:</b><br>Multiple dwelling, residential care facility or retirement facility development occur only in locations where:<br>a) they can be designed to be compatible with local character and low density scale of development;<br>b) having convenient walkable access to the city's network of centres;<br>c) having convenient walkable access to public transport; and<br>d) having convenient walkable access to recreational facilities. | <b>AO21:</b><br>The premises:<br>a) is located within 400m of a centre zone or public transport stop on a major road;<br>b) has a minimum site area of 1,000m <sup>2</sup> and 20m frontage where for a multiple dwelling;<br>c) has a minimum site area of 3,000m <sup>2</sup> and 20m frontage where for a residential care facility or retirement facility; and<br>d) is located within 400m of a park. | <b>Complies</b><br>The proposed development is considered compliant with PO20 given: <ul style="list-style-type: none"><li>▪ The proposed development is located approximately 200m from the nearest parkland to the north.</li><li>▪ The subject site is in close proximity to major road networks, centres and public transport facilities.</li><li>▪ The proposed development maintains the low scale nature of the zone from the street frontage, presenting as a single-storey dwelling house from the Bayswater Road frontage.</li><li>▪ The proposed development provides for a multiple dwelling use, consistent with the</li></ul> |



| Performance Outcome/Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>established character of the surrounding locality. In particular, it is noted that two multiple dwellings immediately adjoin the property to the east, each comprising of three units.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>PO22:</b><br/>Buildings are low-rise and of a house compatible scale.</p>                                                                                                                                                                                                                                                                                                                            | <p><b>AO22:</b><br/>Building design achieves:</p> <ul style="list-style-type: none"> <li>a) a site cover that does not exceed 65% of site area;</li> <li>b) a building height that does not exceed 2 storeys and 8.5m if it is within 10m of a site boundary, and 3 storeys if it is 10m or more from a site boundary; and</li> <li>c) the maximum length of any wall is 12m.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Complies</b><br/>The proposed development is of single storey construction, consistent with existing residential development within the immediate surrounding locality.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>PO23:</b><br/>Building setbacks and landscaping:</p> <ul style="list-style-type: none"> <li>a) create an attractive, consistent and cohesive streetscape;</li> <li>b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and</li> <li>c) do not prejudice the development or amenity of adjoining sites.</li> </ul> | <p><b>AO23.1:</b><br/>Buildings are set back from street frontages:</p> <ul style="list-style-type: none"> <li>a) within 20% of the average front setback of adjoining buildings; or</li> <li>b) where there are no adjoining buildings, 3m.</li> </ul> <p><b>AO23.2:</b><br/>A landscape area with a minimum dimension of 1m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).</p> <p><b>AO23.3:</b><br/>The side boundary setback is a minimum of:</p> <ul style="list-style-type: none"> <li>a) 1.5m for a wall up to 4.5m high;</li> <li>b) 2m for a wall up to 7.5m high; and</li> <li>c) 2.5m for any part of a wall over 7.5m high.</li> </ul> <p><b>AO23.4:</b><br/>The rear boundary setback is a minimum of 6m.</p> | <p><b>Complies</b><br/>The proposed development is appropriately setback within the subject site, particularly given:</p> <ul style="list-style-type: none"> <li>▪ The road frontage setback is consistent with the established rhythm and pattern of Bayswater Road.</li> <li>▪ Landscaping is provided to the full extent of the road frontage, excluding crossovers.</li> <li>▪ The proposed landscaping and access arrangements have been intentionally located to provide increase buffering of the proposed development from neighbouring properties.</li> <li>▪ The proposed rear building adjoins class 10a structures within the southern adjoining property, with habitable space in the adjoining rear property setback in excess of approximately 10m from the proposed rear building.</li> </ul> |
| <p><b>PO24:</b><br/>Built to boundary walls do not impact on the amenity or privacy of adjoining premises.</p>                                                                                                                                                                                                                                                                                             | <p><b>AO24:</b><br/>Built to boundary walls:</p> <ul style="list-style-type: none"> <li>a) are for non-habitable rooms or spaces only;</li> <li>b) are not located within the front or rear setback;</li> <li>c) are not located within 1.5m of a habitable room or house on an adjoining lot;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>Not applicable</b><br/>The proposed development does not involve a built to boundary wall.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



| Performance Outcome/Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>d) have a maximum height of 3m; and</li> <li>e) have a maximum length of 9m.</li> </ul>                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PO25:</b><br>Buildings are designed to achieve good solar access by: <ul style="list-style-type: none"> <li>a) minimising the extent of shadows on usable private open space or public spaces; and</li> <li>b) providing adequate sunlight to habitable rooms.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                      | <b>Complies</b><br>The proposed development has been appropriately designed to provide adequate sunlight to habitable rooms, private open space and public space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>PO26:</b><br>Design elements contribute to an interesting and attractive streetscape and building through: <ul style="list-style-type: none"> <li>a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings, including circulation;</li> <li>b) variations in material and building form;</li> <li>c) modulation in the façade, horizontally or vertically;</li> <li>d) articulation of building entrances and openings;</li> <li>e) corner treatments to address both street frontages;</li> <li>f) elements which assist in wayfinding and legibility; and</li> <li>g) elements which relate to the context including surrounding buildings, parks, streets and open spaces.</li> </ul> |                                                                                                                                                                                                                      | <b>Complies</b><br>The proposed development is considered to positively contribute to the Bayswater Road streetscape, particularly given: <ul style="list-style-type: none"> <li>▪ The proposed development involves a residential use of land intended for residential purposes.</li> <li>▪ The facade of the development involves articulation and varying materials.</li> <li>▪ The development incorporates design features, consistent with the surrounding locality.</li> <li>▪ The proposed building is wholly located to the rear of the existing dwelling house within the subject site, retaining the established streetscape and character.</li> </ul> |
| <b>PO27:</b><br>Roof form assists in reducing the appearance of building bulk by: <ul style="list-style-type: none"> <li>a) articulating individual dwellings; and</li> <li>b) incorporating variety in design through use of roof pitch, height, gables and skillions.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                      | <b>Complies</b><br>The proposed development involves the construction of a new accommodation building to the rear of the site with a roof profile sympathetic to the existing dwelling house.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>PO28:</b><br>Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>AO28.1:</b><br>Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.                                                                               | <b>Complies</b><br>The proposed development has been appropriately designed to ensure the safety of its residents and visitors by ensuring design features have been incorporated to maintain casual surveillance of Bayswater Road.                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>AO28.2:</b><br>Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>PO29:</b><br>Development provides private open space that is: <ul style="list-style-type: none"> <li>a) well-proportioned, appealing, functional and easily accessible, and</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>AO29.1:</b><br>For a ground floor dwelling (where a multiple dwelling), ground floor private open space is provided with: <ul style="list-style-type: none"> <li>a) a minimum area of 35m<sup>2</sup>;</li> </ul> | <b>Complies</b><br>The proposed development involves appropriate private open space to residents, including:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



| Performance Outcome/Acceptable Outcomes                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                            | Response                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>promotes outdoor living as an extension of the dwelling;</p> <p>b) provides a high level of privacy for residents and neighbours; and</p> <p>c) has sufficient size and shape to meet the needs of a diversity of potential residents.</p> | <p>b) a minimum dimension of 3m; and</p> <p>c) clear of any utilities such as gas, water tanks or air-conditioning units.</p>                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Private landscape areas, provided to each dwelling.</li> <li>Private alfresco living area, provided to Unit 2 and 3.</li> <li>Private outdoor spaces for residents are appropriately separated within the site to afford residents and neighbours with privacy.</li> <li>Clothes drying areas are provided to the side of each unit.</li> </ul> |
|                                                                                                                                                                                                                                               | <p><b>AO29.2:</b><br/>For a dwelling above ground storey, private open space is provided as a balcony with:</p> <p>a) a minimum area of 9m<sup>2</sup> for a 1 bedroom unit or 16m<sup>2</sup> for a 2 or more bedroom unit;</p> <p>b) a minimum dimension of 3m; and</p> <p>c) clear of any utilities such as air conditioning units or drying space.</p> |                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                               | <p><b>AO29.3:</b><br/>Where clothes drying areas are provided on private balconies they are screened from public view and do not take up more than 10% of the balcony area.</p>                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                               | <p><b>AO29.4:</b><br/>Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings. Where screening is used, it is at least 50% translucent.</p>                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>PO30:</b><br/>Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.</p>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                            | <p><b>Complies</b><br/>Minimal communal open space is provided with the proposed development, with shared areas primarily provided for access, services and landscaping.</p> <p>Given the nature and scale of the proposal, the provision of three self-contained units provides for private open space for each, with this considered suitable for the site.</p>                      |
| <p><b>PO31:</b><br/>Communal open space provides facilities including seating, landscaping and shade. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.</p>                  |                                                                                                                                                                                                                                                                                                                                                            | <p><b>Complies</b><br/>Given the scale of the development, dedicated communal outdoor space for resident gathering is not provided.</p>                                                                                                                                                                                                                                                |
| <p><b>PO32:</b><br/>Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.</p>                                                            |                                                                                                                                                                                                                                                                                                                                                            | <p><b>Complies</b><br/>The proposed development will appropriately locate air conditioning units to avoid adverse amenity impact to the immediate surrounding locality.</p>                                                                                                                                                                                                            |
| <p><b>Outcomes for Particular Precincts</b></p>                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>PO33 - PO37</b><br/>Not applicable</p>                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                        |