



15 November 2024

Our Ref: 26700-342-01  
QA: esAssessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE CITY QLD 4810

Attention: Development Assessment – Estelle Trueman

Dear Estelle,

**DEVELOPMENT APPLICATION****Development Permit for Reconfiguring a Lot (Two Lots into Five Lots, New Road and Easements) combined with Material Change of Use (Child Care Centre, Service Station, Car Wash, Low Impact Industry and Food & Drink Outlets)  
182 Shaw Road, Shaw**

We act on behalf of the Applicant, Parkside Development Pty Ltd, in relation to the abovementioned application.

Please find enclosed a Development Application seeking a Development Permit for Reconfiguring a Lot combined with Material Change of Use at 182 Shaw Road, Shaw on land formally described as Lot 5001 on SP349172 and Lot 5000 on SP334260.

In accordance with Townsville City Council's schedule of fees and charges 2024/2025, the development application fee is **\$30,302.00**. This comprises:

Reconfiguring a Lot		
5 Lots	Not exceeding five lots	<b>\$2,502.00</b>
Material Change of Use		
Child Care Centre (120 Children)	Not exceeding 25 children (minimum fee)	\$3,475.00
	For each 5 children, or part thereof, exceeding 25 children add	\$278.00
	Total	<b>\$8,757.00</b>
Service Station		<b>\$6,672.00</b>
Car Wash	Not exceeding 100m <sup>2</sup> of TUA (minimum fee)	\$2,502.00
	For each 100m <sup>2</sup> of TUA or part thereof exceeding 100m <sup>2</sup> of TUA add	\$417.00
	Total	<b>\$2,919.00</b>
Food & Drink Outlet	Not exceeding 100m <sup>2</sup> of GFA (minimum fee)	\$2,502.00
	For each 100m <sup>2</sup> of GFA or part thereof exceeding 100m <sup>2</sup> of GFA add	\$417.00
	Total	<b>\$4,170.00</b>
Low Impact Industry	Equal to or greater than 200m <sup>2</sup> and less than 1,000m <sup>2</sup> TUA	<b>\$4,170.00</b>
Where an application triggers Impact Assessment		<b>\$1,112.00</b>
Total		
		<b>\$30,302.00</b>



The Applicant has requested that this fee be placed on their account with Planning and Development. Refer to the correspondence attached to this letter.

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

Yours faithfully,

**Emma Staines**

*Town Planner*

**Brazier Motti Pty Ltd**

Encl.      Development Application

**Emma Staines**

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**Subject:** FW: Development Application Fee

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**From:** Michael Tapiolas <michael.tapiolas@parkside.biz>  
**Sent:** Friday, 15 November 2024 2:44 PM  
**To:** Emma Staines <Emma.Staines@braziermotti.com.au>  
**Subject:** RE: Development Application Fee

Hi Emma

Please have TCC place on our account

Regards

**Michael Tapiolas**  
Development Manager

**a:** 99-103 Nathan Street, Cranbrook Townsville Qld 4814  
**e:** [michael.tapiolas@parkside.biz](mailto:michael.tapiolas@parkside.biz)  
**w:** [www.parksidegroup.com.au](http://www.parksidegroup.com.au)  
**p:** 07 4431 2600



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**From:** Emma Staines <[Emma.Staines@braziermotti.com.au](mailto:Emma.Staines@braziermotti.com.au)>  
**Sent:** Friday, 15 November 2024 2:42 PM  
**To:** Michael Tapiolas <[michael.tapiolas@parkside.biz](mailto:michael.tapiolas@parkside.biz)>  
**Subject:** Development Application Fee

Good afternoon Michael,

Can you please confirm that you would like the development application fee **(\$30,302.00)** for the Greater Ascot District Centre (Stage 1) placed on your account with Planning & Development?

Kind regards,

---



**Emma Staines**  
Town Planner

P 07 4772 1144

595 Flinders Street  
Townsville Q 4810

[braziermotti.com.au](http://braziermotti.com.au)

brazier motti

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DEVELOPMENT APPLICATION SEEKING A  
DEVELOPMENT PERMIT FOR:

Reconfiguring a Lot (Two Lots into Five Lots,  
New Road and Easements) combined with  
Material Change of Use (Child Care Centre,  
Service Station, Car Wash, Low Impact Industry  
and Food & Drink Outlets)

on behalf of  
PARKSIDE DEVELOPMENT PTY LTD

at  
182 SHAW ROAD, SHAW

on  
LOT 5001 ON SP349172 &  
LOT 5000 ON SP334260





*Brazier Motti have prepared this report for the sole purposes of Parkside Development Pty Ltd for the specific purpose of a Development Application seeking a Development Permit for Reconfiguring a Lot (Two Lots into Five Lots, New Road and Easements) combined with Material Change of Use (Child Care Centre, Service Station, Car Wash, Low Impact Industry and Food & Drink Outlets) at 182 Shaw Road, Shaw.*

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

*Signed on behalf of Brazier Motti Pty Ltd*

**EMMA STAINES**

Town Planner

**Brazier Motti Pty Ltd**

*Signed by reviewer*

**ANNE ZAREH**

Senior Town Planner

**Brazier Motti Pty Ltd**



**BRAZIER MOTTI**

595 Flinders Street

Townsville Q 4810

Ph 4772 1144

Final: November 2024

Prepared by: EJS

QA: es.az

Job No: 26700-342-01



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## APPENDICES

Appendix A:	DA form 1: Development Application Details and Owner's Consent
Appendix B:	Certificate of Title, Smart Map and Survey Plan
Appendix C:	Proposed Reconfiguration Plan 26700/274 E prepared by Brazier Motti
Appendix D:	Development Plans prepared by Cottee Parker
Appendix E:	Engineering Report prepared by Premise
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Appendix G:	Acoustic Report prepared by Stantec
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## 1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Parkside Development Pty Ltd, in support of a Development Application seeking a Development Permit for Reconfiguring a Lot combined with Material Change of Use, to establish Stage 1 of the Greater Ascot District Centre at 182 Shaw Road, Shaw.

The development application is made in accordance with section 51 of the *Planning Act 2016* and contains the mandatory supporting information specified in the applicable development application form (version 1.6), included in **Appendix A**.

The subject site is located within the Townsville City Council local government area and the applicable planning scheme for use by the Assessment Manager is the Townsville City Plan 2014 (Version 2024/01) ("the Planning Scheme"). In addition to the Planning Scheme, the application also requires assessment against the Greater Ascot Plan of Development (Greater Ascot Development Code).

In accordance with the Planning Scheme, the application is subject to impact assessment and therefore public notification is required.

To assist in Council's determination of this development application, this planning report covers the following matters:

- Section 2:- A site description including the site characteristics and its immediate surrounds.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- A review of the planning framework.
- Section 6:- An assessment of the proposal against the Townsville City Plan, 2014.
- Section 7:- Conclusion and recommendation.

## 1.1 BACKGROUND

The site is subject to a Preliminary Approval (Council Ref: M82/06) that was issued on 28 August 2009. An amended decision notice (Council Ref: MI15/0015) was issued on 10 July 2015 following the approval of a permissible change.

The Preliminary Approval allows for development to occur in accordance with the Greater Ascot Plan of Development for a Master Planned Community comprising Residential and Open Space/Recreational Planning Areas, as defined by a Structure Plan (*Figure 1*).

The application for the Preliminary Approval confirmed land-use characteristics for the entire Greater Ascot site including assessment of flooding, drainage, stormwater management, engineering services and road network. The approved Plan of Development provides a mechanism for planning and managing development over the entire site and includes a Concept Master Plan which identifies the development site, subject of this application, as suitable for commercial development.

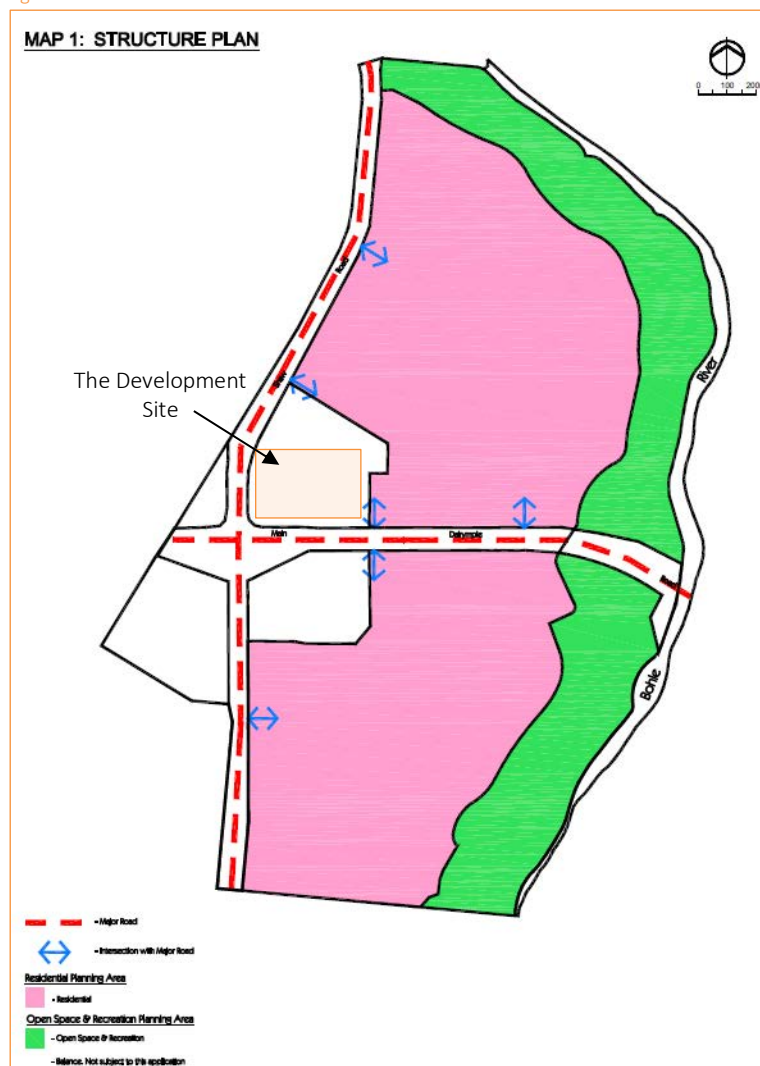
In October 2013, Townsville City Council issued a Development Permit for Material Change of Use for a Neighbourhood Centre (Council Ref: MI11/0064), which included a Concurrence Agency Response with Conditions (SPD- 0417-035739). The approval comprised a Supermarket, Shops and a Food Precinct committing 5,500m<sup>2</sup> of gross lettable area (GLA) to the development site.



A condition of the approval is that the centre was not to commence trade until the number of dwellings in the Primary Trade Area reaches a minimum of 1,900 constructed dwellings (Greater Ascot, Townsville Assessment of Supermarket Potential – by Location IQ, June 2012).

For the centre to be commercially viable and sustainable, a preliminary Master Plan was prepared to understand how the site can practically be delivered, over time, to appropriately service the expanding catchment without undermining the role of other centres.

Figure 1: Greater Ascot Structure Plan



Source: Greater Ascot Plan of Development

### 1.1.1 Greater Ascot District Centre Design Workshop

On 31 July 2024, the Applicant and their project team met with representatives of Townsville City Council to discuss the proposed development. It was concluded that there is need to understand the total site, including recognition of its situation, development intent, and emerging population. Development over time is crucial for the Centre's success which highlighted a need for staging, scale and adaptability.

The discussion found a common aspiration to create a locality that has a point of difference to others across the city.



## 2.0 THE SUBJECT SITE

The subject site is located within Greater Ascot, a Master Planned community comprising 2100 residential allotments, at 182 Shaw Road, Shaw. It is approximately 13km from the Townsville CBD and situated between the suburbs of Cosgrove, Mount Louisa, Kirwan and Bohle Plains.

The subject site is formally described as Lot 5001 on SP349174 and Lot 5000 on SP334260, both of which comprise the balance land of Greater Ascot. The certificates of title confirming ownership of the site by Parkside Development Pty Ltd are included **Appendix B**.

Figure 1 below shows an aerial image of the site and its immediate surrounds. It comprises two regular shaped allotments with a combined land area of 139.9ha. It is bound by the Bohle River to the north and east, by Shaw Road to the west and Dalrymple Road to the south.

Figure 2: Aerial image of the subject site and immediate surrounds



Source: Queensland Globe, 2024

The site contains multiple easements referenced in Table 1. The Smart Map and survey plan are included in **Appendix B** which confirm the site area, tenure and surrounding cadastre.

Table 1 – Easement Schedule

Easement	Burdening	Type	Entity	Purpose
A on RP743622	Lot 5001	In Gross	Ergon (North Queensland Electricity Board)	Electricity Infrastructure
C on RP719917		In Gross	Powerlink (Queensland Electricity Commission)	Electricity Infrastructure
E on SP175714				
D on RP719916				
F on SP175715	Lot 5000	In Gross	Townsville City Council	Water Infrastructure
P on SP257312				

The subject site is included in the Residential Planning Area as shown on Map 1: Structure Plan of the Greater Ascot Plan of Development. However, the development site for the Greater Ascot District Centre is not within the boundaries of the Structure Plan area as shown in Figure 1.





## 2.1 THE DEVELOPMENT SITE

The development site is situated in the south west corner of the subject site, on the corner of Shaw Road and Dalrymple Road. *Figure 2* below shows an aerial image of the development site and its proximity to the upgraded Dalrymple Road / Bishop Putney Avenue intersection and Shaw Road.

Figure 3: Aerial image of the development site



Source: Queensland Globe, 2024

Precincts 3 and 4 of Greater Ascot are located directly to the north of the development site. Stages 301-304 have been developed and Stages 401-404 are expected to be delivered within the next 12-18 months. The area to the immediate east is planned for future residential lots that will be extended from the existing Stage 103 in Precinct 1.

St Benedict's Catholic School (primary) is located on the southern side of Dalrymple Road. Shaw Catholic College (secondary) is being constructed to the east of St Benedict's.

The land has been subject to vegetation clearing and other disturbances in the past, generally associated with livestock grazing, road infrastructure upgrades, establishment of dwellings, access roads and dams.

Investigations previously undertaken in conjunction with the Preliminary Approval and subsequent development applications, confirmed an absence of any significant flora and fauna species over the land that is to be developed.

The site is connected to Council's reticulated water, sewer and stormwater networks as confirmed in *Figure 3*. A 200 PVC water main (1008598) is located along the common boundary of Lots 5000 and 50001 and along the Dalrymple Road frontage. A 300 PVC sewer reticulation main (1120922) is located in the north east corner of the development site. Stormwater infrastructure is located to the north in Ascot Parkway and Drakeford Street.





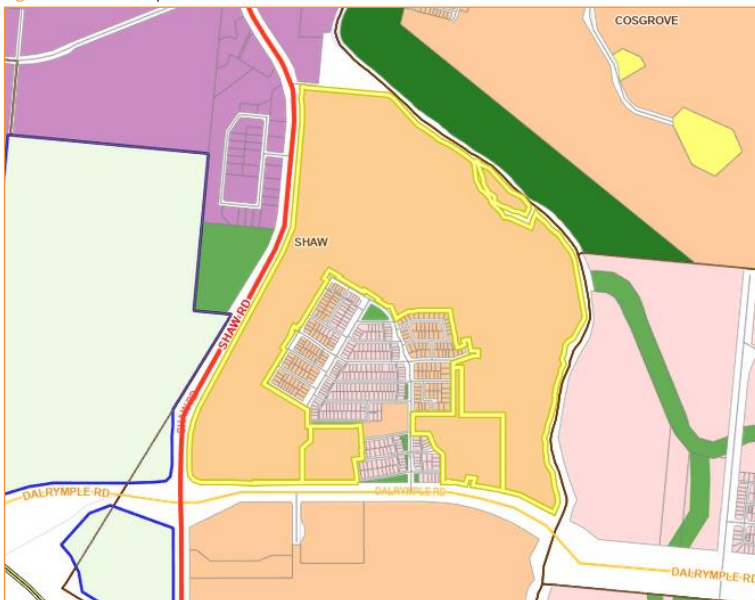
Figure 4: Townsville City Council services



Source: TownsvilleMAPS – Community, 2024

The land is wholly contained within the emerging community zone for the purposes of the Planning Scheme. The development site has been identified by Council as a future district centre. *Figure 5* shows an extract of the Planning Scheme zone map.

Figure 5: Zone Map



Source: Townsville City Plan, 2014

Overall, the pattern and zoning of development, in the vicinity of the site, is characterised by low density residential development comprising mainly single detached dwellings (Greater Ascot estate), industrial land to the north west and community facilities on the southern side of Dalrymple Road.



### 3.0 THE PROPOSAL

In 2014, the Townsville City Plan nominated the Greater Ascot District Centre to be established over a 25-year period as part of the Strategic Framework. The District Centre will be delivered over multiple stages to ensure commercial viability and to allow detailed master planning of the balance of the District Centre to be undertaken to ensure the best outcome is achieved for the community, long term. The purpose of this application is to commit a range of land uses to be delivered as Stage 1 of the Centre, demonstrated in *Figure 6*.

Figure 6: Stage 1 Master Plan Render



Source: Cottee Parker

This development application is for material change of use combined with reconfiguring a lot, to separate the District Centre site from the balance of the residential planning area to allow the orderly development of both projects, simultaneously.

#### 3.1 RECONFIGURING A LOT

To rationalise the existing tenure arrangement, the application seeks a Development Permit for Reconfiguring a Lot to create one super lot for which the District Centre will be developed on over time. It also includes the creation of two (2) additional commercial sized allotments for the child care centre and the service station to be independently owned and operated.

The super lot includes easements to manage vehicle and pedestrian access arrangements, services and utilities.

The proposed reconfiguration is shown on the proposal plan included in **Appendix C**, prepared by Brazier Motti. It depicts the creation of Lots 1 – 3, easements and new road which is an extension to the northern leg of the Bishop Putney Avenue/ Dalrymple Road intersection. A summary of the reconfiguration is provided in Table 2.

Table 2 – Proposed Reconfiguration

Lot	Area	Easements (Existing/Proposed)
Proposed Lot 1 (Service Station)	4,295m <sup>2</sup>	Easement P to be extinguished
Proposed Lot 2 (Child Care Centre)	3,249m <sup>2</sup>	Easement P to be extinguished
Proposed Lot 3 (District Centre Super Lot)	9.746ha	Proposed Easement A (Access and Utilities)
Balance Lot 5000	5.175ha	Easement P to be extinguished
Balance Lot 5001	114.966ha	-



### 3.2 MATERIAL CHANGE OF USE

This application seeks a Development Permit for Material Change of Use for Stage 1 of the Greater Ascot District Centre, fronting Dalrymple Road. It includes a Child Care Centre, Service Station, Car Wash, Tyre & Auto Centre (low impact industry) and two Food & Drink Outlets.

#### 3.2.1 Definition of Proposed Use

In accordance with Schedule 1.1 of the Planning Scheme, the proposed development is defined as follows:

Child Care Centre:

*Premises used for minding, education and care, but not residence, of children.*

Service Station:

*Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.*

*The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.*

Car Wash:

*Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.*

Low Impact Industry:

*Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:*

- *negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;*
- *minimal traffic generation and heavy-vehicle usage;*
- *demands imposed upon the local infrastructure network consistent with surrounding uses;*
- *the use generally operates during the day (e.g. 7am to 6pm);*
- *offsite impacts from storage of dangerous goods are negligible;*
- *the use is primarily undertaken indoors.*

Food & Drink Outlet:

*Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.*

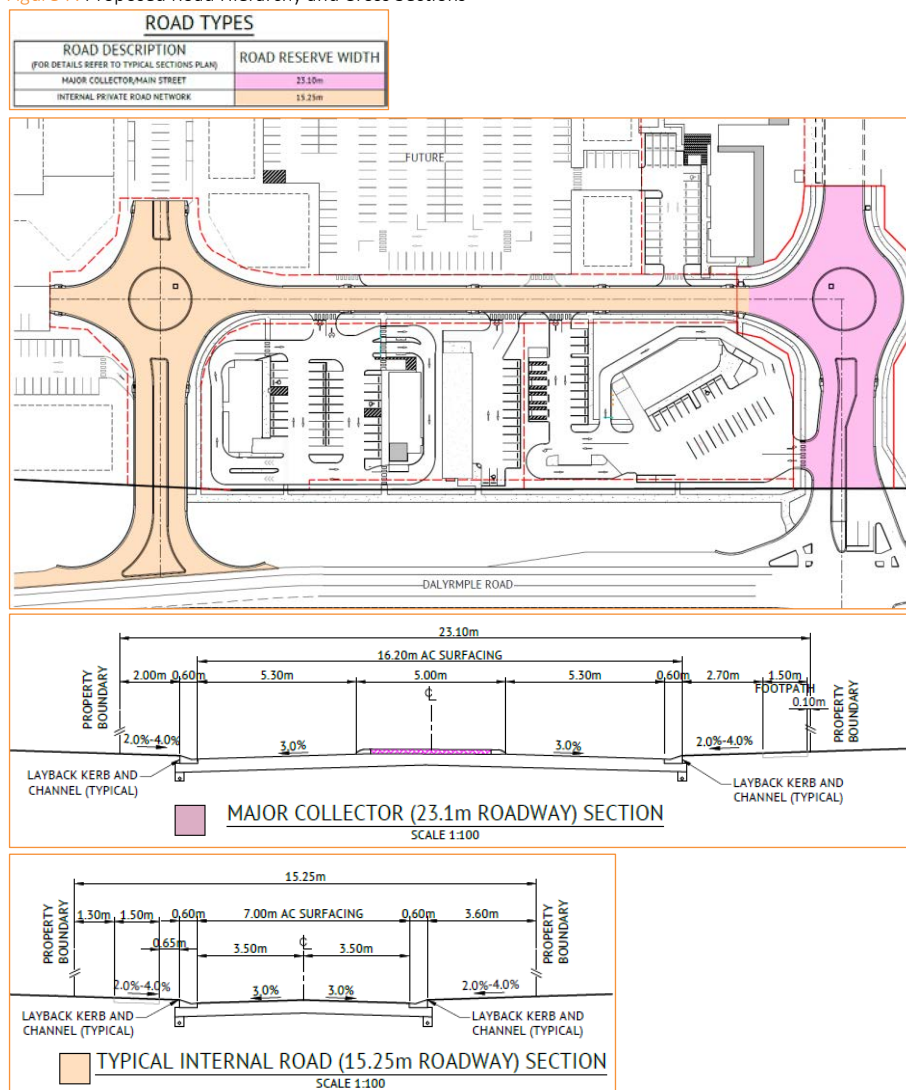
#### 3.2.2 Proposed Development

Stage 1 of the Greater Ascot District Centre is situated in the south east corner of the development site. It comprises six (6) independent land uses, five (5) of which have frontage to Dalrymple Road. Stage 1 is accessed via a new left in left out turn off Dalrymple Road located approximately 200m east of the Dalrymple Road/Shaw Road signalised intersection. A second access will be provided via a northern leg extension of the Bishop Putney Avenue/Dalrymple Road signalised intersection.

It includes two (2) new round-a-bouts, one (1) of which will form part of a privately owned, internal access road constructed within the super lot and the other a Council owned road. They will be connected by an internal east west road as shown in *Figure 7*.



Figure 7: Proposed Road Hierarchy and Cross Sections



Source: Premise

The proposed development is expected to generate a substantial amount of traffic, with the peak hour determined to be on a Thursday between 4:30pm and 5:30pm. The types of vehicles travelling to and from the development site will predominantly be passenger vehicles and service delivery vehicles.

An Engineering Report was prepared by Premise, dated 8 November 2024 and is included in **Appendix E**. The report demonstrates how Stage 1 of the development will connect to Council's reticulated water and sewer network, achieve stormwater drainage requirements, and connect to electrical and telecommunications networks. The report also considers earthworks, roadworks, footpaths and the pedestrian network.

A Stormwater Quality Management report has also been provided in Appendix E of the Engineering Report. The report recommends that a monetary contribution toward the implementation of catchment-wide stormwater quality management infrastructure, or the preparation of plans for such infrastructure, is the most efficient and effective way to realise stormwater quality improvement for the catchment.

A full set of proposed development plans prepared by Cottee Parker are included in **Appendix D** and a description of each of the proposed land uses, including siting, design, access and operational characteristics, is discussed below.



### Child Care Centre

The child care centre is located on proposed Lot 2 and accessed directly off the internal access road in Lot 3 via the proposed round-a-bout. It will have direct frontage to the new road that extends from the Bishop Putney Avenue/Dalrymple Road intersection.

Figure 8: Child Care Centre – Site Plan



Source: Cottey Parker

The child care centre incorporates a classical design and has a gross floor area (GFA) of 954m<sup>2</sup> inclusive of:

- An entry foyer and reception accessible via the carpark and separated by a safety zone;
- Staff facilities including a kitchen, meeting room, laundry, amenities, a terrace and storage spaces;
- Seven activity rooms of different sizes to cater to various numbers of children and diversely designed to be suitable for different age groups;
- Three outdoor play areas and external storage units;
- A communal garden;
- Extensive landscaping;
- Bin storage and service yards;
- 9 tandem style car parking spaces for staff;
- 19 car parking spaces for visitors; and
- External and internal footpaths connecting the child care centre to the wider residential estate and to the future stages of the District Centre.

The child care centre will cater up to 120 children and will operate between the hours of 6:00am and 7:30pm, Monday to Friday. It is expected to employ approximately 21 educators and 3 administrative staff. Staff will normally arrive prior to opening of the centre to secure car parking and commence preparations for the day. Drop-offs will typically commence from 6:30am onwards.

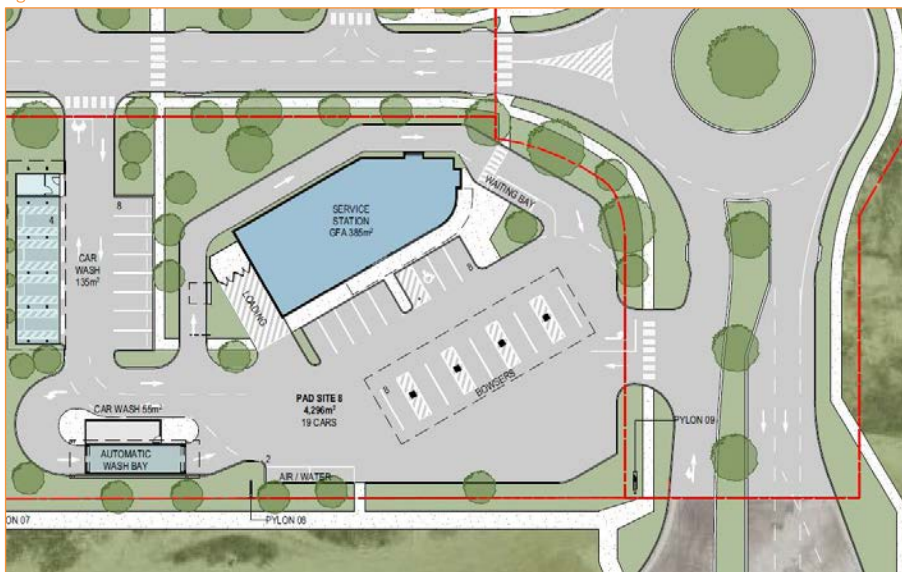
### Service Station & Car Wash

The service station and car wash are located on proposed Lot 1 and accessed via a left in turn off the new road extension. A second access is provided directly off the internal access road in Lot 3 via the proposed round-a-bout. It is located on the corner with dual road frontage to Dalrymple Road and the new road that extends from the Bishop Putney Avenue/Dalrymple Road intersection.





Figure 9: Service Station & Car Wash – Site Plan



Source: Cottee Parker

The service station incorporates a contemporary design and has a GFA of 385m<sup>2</sup> inclusive of:

- 8 fuel bowsers;
- An ancillary convenience store and drive-through food and drink outlet with a vehicle height limit bar, order station with canopy, pick up window and 1 waiting bay;
- 2 spaces for compressed air and water supply; and
- Bin storage screened from public view.

The car wash is small in size and scale and is situated to the immediate west of the service station. Access arrangements are shared with the service station as both uses are located on proposed Lot 1. Directional signage and line marking will be provided in accordance with Australian Standards and Council codes and policies to ensure safe flow and movement of traffic on site.

The car wash has a combined GFA of 190m<sup>2</sup> comprising:

- 135m<sup>2</sup> of undercover wash bays, including 2 manual wash bays, 2 vacuum bays and a dog wash;
- A 55m<sup>2</sup> automatic wash bay; and
- A 35m<sup>2</sup> services building.

The whole site incorporates landscaping and shade trees to improve amenity to mitigate adverse aesthetic elements associated with the use. A total of 31 car parking spaces, inclusive of 1 PWD space, are provided to service the service station and car wash. Extensive external and internal footpaths are provided, connecting the service station and the car wash to the wider residential estate and to the future stages of the District Centre.

The service station and car wash will operate 24 hours a day, 7 days a week.

### Tyre & Auto Centre

The tyre and auto centre is situated on proposed Lot 3, to the immediate west of the car wash on proposed Lot 1. It is accessible via the internal, two-way access road in Lot 3.

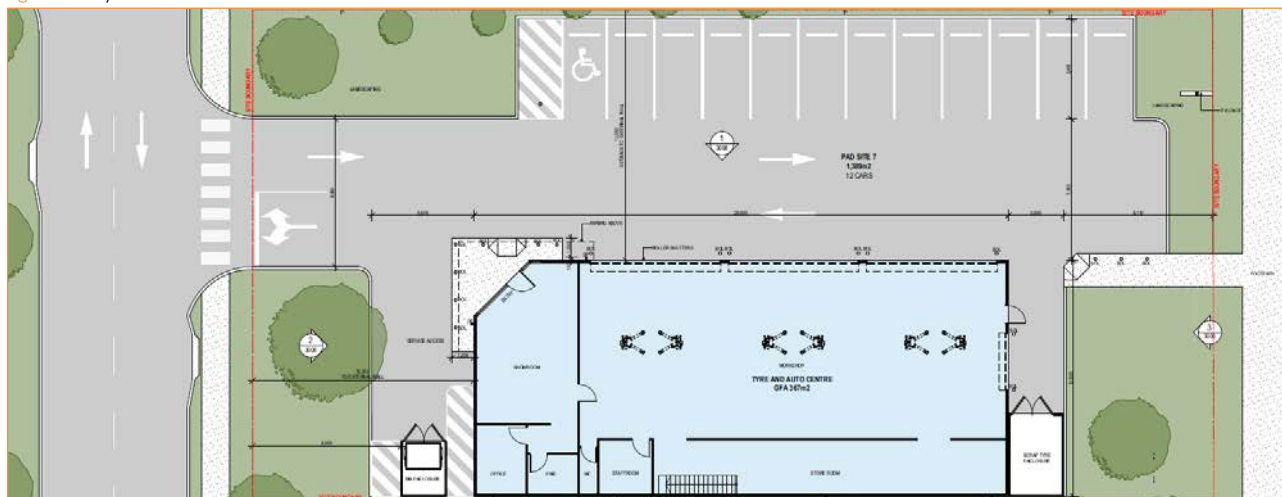
The use is for low impact industrial activities including repairing and altering motor vehicles and specifically for selling and fitting tyres. The activities are to be primarily undertaken indoors, as shown on the tyre and auto centre site plan in Figure 10. The centre has a GFA of 367m<sup>2</sup> and includes:

- A well-defined, translucent building entrance that leads into a showroom;



- A large workshop fitted with 3 hoists, accessed via 3 roller doors fronting the car park;
- An office, staff toilets, staff room and storeroom;
- A 135m<sup>2</sup> mezzanine level;
- A scrap tyre enclosure;
- A bin enclosure screened from public view; and
- 12 car parking spaces inclusive of 1 PWD car parking space.

Figure 10: Tyre & Auto Centre – Site Plan



Source: Cottey Parker

This pad site also connects to the external and internal pedestrian network as shown on the Stage 1 Masterplan.

The tyre and auto centre will operate from 8:00am to 5:00pm Monday to Saturday.

### Food & Drink Outlets

Stage 1 of the development includes two (2) food and drink outlets, both with drive through facilities, located on proposed Lot 3. These are shown on the Master Plan as quick service retail (QSR) 4 and 5 on pad sites 5 and 6. Access to these pad sites is provided via a shared driveway that is directly off the internal access road in Lot 3. Each outlet also has direct frontage to Dalrymple Road.

Each food and drink outlet will operate 24 hours a day, 7 days a week.

Entrance into the QSR 4 drive through is located at the northern end of the pad site and is dual lane. The two ordering stations and the pick-up window are covered by individual canopies.

It has a GFA of 240m<sup>2</sup> which incorporates a typical format including food storage and preparation areas, internal public service and dining areas, amenities and a 30m<sup>2</sup> outdoor dining area.

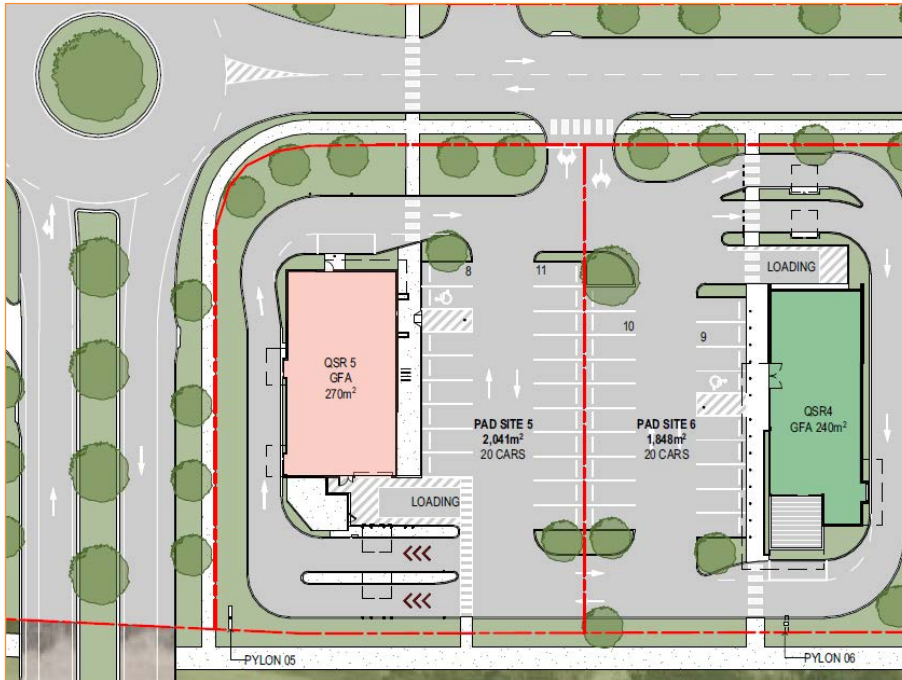
Entrance into the QSR 5 drive through is located at the southern end of the pad site and is also dual lane. The ordering stations are covered by one larger canopy and the two pick up windows are covered by individual smaller canopies. A separate delivery door is provided on the northern elevation for ease of service to the waiting bay.

It has a GFA of 270m<sup>2</sup> which also incorporates a standard format including food storage and preparation areas, internal public service and dining areas and amenities. The loading zone backs onto a large services yard that is screened from public view.



A total of 40 car parking spaces, inclusive of two PWD spaces, are provided across the 2 pad sites. Directional signage and line marking will be provided in accordance with Australian Standards and Council codes and policies to ensure safe flow and movement of traffic on site.

Figure 11: QSR 4 & 5 – Site Plan



Source: Cottee Parker





### 3.3 DEVELOPMENT PLANS

The proposed development is illustrated in the proposal plans listed in Table 3, prepared by Cottee Parker and included in **Appendix D**.

**Table 3 – Development Plans**

Plan Name	Plan No.	Revision No.	Revision Date
<b>Master Plan</b>			
Stage 1 Site Plan	SD1002	13	7/11/24
3D Drawing & Renders	SD0201	04	7/11/24
3D Drawing & Renders	SD0202	04	7/11/24
<b>Child Care Centre</b>			
Child Care Site Plan	SD1101	07	7/11/24
Child Care Floor Plan	SD2001	07	7/11/24
Child Care Roof Plan	SD2002	06	7/11/24
Child Care Elevations – Sheet 01	SD3004	06	7/11/24
Child Care Elevations – Sheet 02	SD3005	06	7/11/24
3D Drawing & Renders – Sheet 01	SD0203	06	7/11/24
3D Drawing & Renders – Sheet 02	SD0204	04	7/11/24
3D Drawing & Renders – Sheet 03	SD0215	02	7/11/24
3D Drawing & Renders – Sheet 04	SD0216	02	7/11/24
<b>Service Station</b>			
Service Station Floor Plan	SD2009	03	7/11/24
Service Station Elevations – Sheet 01	SD3010	04	7/11/24
Service Station Elevations – Sheet 02	SD3011	04	7/11/24
3D Drawing & Renders – Sheet 01	SD0213	03	7/11/24
3D Drawing & Renders – Sheet 02	SD0214	03	7/11/24
<b>Car Wash</b>			
Car Wash Floor Plan	SD2008	03	7/11/24
Car Wash Elevations	SD3009	04	7/11/24
3D Drawing & Renders – Sheet 01	SD0211	03	7/11/24
3D Drawing & Renders – Sheet 02	SD0212	03	7/11/24
<b>Tyre &amp; Auto Centre</b>			
Tyre & Auto Centre Ground Floor Plan	SD2005	04	7/11/24
Tyre & Auto Centre Level 1 Floor Plan	SD2006	02	7/11/24
Tyre & Auto Centre Roof Plan	SD2007	02	7/11/24
Tyre & Auto Centre Elevations	SD3008	05	7/11/24
3D Drawing & Renders – Sheet 01	SD0209	04	7/11/24
3D Drawing & Renders – Sheet 02	SD0210	04	7/11/24
<b>Food &amp; Drink Outlet 1</b>			
QSR4 Floor Plan	SD2004	03	7/11/24
QSR4 Elevations	SD3007	04	7/11/24
3D Drawing & Renders – Sheet 01	SD0207	03	7/11/24
3D Drawing & Renders – Sheet 02	SD0208	03	7/11/24
<b>Food &amp; Drink Outlet 2</b>			
QSR5 Floor Plan	SD2003	05	7/11/24
QSR5 Elevations	SD3006	05	7/11/24
3D Drawing & Renders – Sheet 01	SD0205	04	7/11/24
3D Drawing & Renders – Sheet 02	SD0206	04	7/11/24



## 4.0 RELEVANT LEGISLATION

### 4.1 COMMONWEALTH LEGISLATION

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

### 4.2 THE PLANNING ACT 2016

The *Planning Act 2016* provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

### 4.3 STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules 2.0 incorporates a referral process, established through the *Planning Regulation 2017*, enabling relevant State agencies to have input in the assessment process.

Consideration of the proposed development against Schedule 10 of the *Planning Regulation 2017* determined that the proposal triggers referral for the matters identified in Table 4.

Table 4 – Referral Triggers

MATTER	STATUTORY TRIGGER
Designated Premises	<u>Schedule 10, Part 9, Division 1, Table 1, Item 1</u> Development application for development on premises that are the subject of a designation made by the Minister, if— (a) the development is assessable development under a local categorising instrument; and (b) the infrastructure the subject of the designation is to be supplied by a public sector entity; and (c) the premises are not owned by or for the State; and (d) the development is for a purpose other than the designated purpose; and (e) the development will not be carried out by or for the State.
Electricity Infrastructure	<u>Schedule 10, Part 9, Division 2, Table 1, Item 1</u> Development application for reconfiguring a lot that is assessable development under section 21, if— (a) all or part of the lot is subject to an easement— (i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and (ii) for a transmission grid or supply network; or (b) part of the lot is within 100m of a substation site.



State Transport Infrastructure	<p><u>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1</u> Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) <b>all or part of the premises are within 25m of a State transport corridor; and</b></p> <p>(b) 1 or more of the following apply—</p> <ul style="list-style-type: none"> <li>(i) <b>the total number of lots is increased;</b></li> <li>(ii) the total number of lots adjacent to the State transport corridor is increased;</li> <li>(iii) there is a new or changed access between the premises and the State transport corridor;</li> <li>(iv) an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6; and</li> </ul> <p>(c) the reconfiguration does not relate to government supported transport infrastructure</p>
	<p><u>Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1</u> Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) <b>all or part of the premises are—</b></p> <ul style="list-style-type: none"> <li>(i) <b>adjacent to a road (the relevant road) that intersects with a State-controlled road; and</b></li> <li>(ii) <b>within 100m of the intersection; and</b></li> </ul> <p>(b) 1 or more of the following apply—</p> <ul style="list-style-type: none"> <li>(i) <b>the total number of lots is increased;</b></li> <li>(ii) the total number of lots adjacent to the relevant road is increased;</li> <li>(iii) there is a new or changed access between the premises and the relevant road; and</li> </ul> <p>(c) the reconfiguration does not relate to government supported transport infrastructure</p>
	<p><u>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1</u> Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</p> <p>(a) <b>are within 25m of a State transport corridor; or</b></p> <p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <ul style="list-style-type: none"> <li>(i) <b>adjacent to a road that intersects with a State-controlled road; and</b></li> <li>(ii) <b>within 100m of the intersection.</b></li> </ul>

The infrastructure designation (Ref: 259) is for the Bohle River to Townsville Gas Turbine Power Station 132 kilovolt transmission line and Yabulu South electrical substation. Referral will be undertaken to Chief Executive.

For Electricity Infrastructure, referral will be undertaken to Chief Executive of the distribution entity, for advice only, for the purposes of the *Electricity Act* and the *Electrical Safety Act*.

For State Transport Infrastructure, referral will be undertaken to the State Assessment and Referral Agency (SARA). Development will be guided by outcomes sought by the State Development Assessment Provisions to the extent relevant for State Transport being *State Code 1: Development in a State Controlled Road Environment*.

A pre-lodgement meeting was held on 17 May 2024 between SARA, the Applicant, the development engineer and Brazier Motti (SARA Ref: 2404-40129 SPL). The key issues identified in relation to the proposed development relate to site access arrangements given the proximity to the state-controlled road (Shaw Road) and the state-controlled



intersection (Shaw Road/Dalrymple Road). A copy of the meeting minutes and pre-lodgement advice is included in **Appendix H**.

The site contains mapped vegetation that is identified as least concern regional ecosystem in a category B area on a regulated vegetation management map. For the purpose of the proposed development, vegetation clearing is for an 'urban purpose in an urban area'. The subject site achieves the definition of 'urban land' as defined within the *Planning Regulation 2017*, as it is included in the current City Plan 2014 and located within the emerging community zone. Hence, in accordance with Schedule 21 of the Planning Regulation, the application does not trigger referral for vegetation matters.

A copy of the state mapping is included in **Appendix I** and an assessment against State Code 1 is included in **Appendix J**.

#### 4.4 STATE PLANNING POLICY

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

For the purposes of this development, we consider that separate assessment of the proposal against the provisions of the State Planning Policy (SPP) is required to the extent relevant to natural hazards risk and resilience, particularly bushfire prone area.

The following have been identified to ensure Stage 1 of the District Centre mitigates risk and manages the impact of potential bushfire hazard to people and property to an acceptable level;

- Vegetation clearing at this location is exempt development in accordance with Schedule 21 of the *Planning Regulation* as it is for 'urban purpose in an urban area;'
- The development site is bound by constructed road on the western and southern sides and is bound by approved residential development on the eastern and northern sides. The site will be fully developed in the future therefore reducing bushfire risk;
- All proposed commercial lots have adequate road frontage to allow for the appropriate construction of roads and driveways for access by firefighting vehicles for firefighting purposes;
- All proposed lots are capable of connection to Council's reticulated water network. Water infrastructure is located within the road corridor or covered by relevant easements; and
- The proposed development avoids an increase in the exposure or severity of the natural hazard by creating rationalising the existing tenure arrangement to allow the orderly development of a District Centre within an urban area, surrounded by existing residential development.

Given the above, the proposed development complies with the assessment benchmarks relevant to bushfire hazard and all other relevant matters will be dealt with under the provisions of the Planning Scheme.

#### 4.5 NORTH QUEENSLAND REGIONAL PLAN

The subject site is included within the Townsville Urban Area as identified in the North Queensland Regional Plan (NQRP). The NQRP identifies efficient patterns of development to put an end to Townsville's urban sprawl, thereby reducing cost pressures on infrastructure provision and services.

The NQRP established a consolidation policy to prevent the ongoing pattern of inefficient and expensive sprawl. It relies on the Townsville City Plan and the priority infrastructure area under the Local Government Infrastructure Plan, both of which have identified this site as a District Centre and have extensively planned for it.



The plan also recognises that catering for population growth in a consolidated manner will assist in creating new communities that respond to the changing needs of the region. In response to this, neighbourhood planning was a core focus in the design of the District Centre. It will be safe to walk around and will have good access to open space, public transport, community facilities, schooling and employment.

The proposal aligns with the outcomes sought by the NQRP, as it permits orderly development in accordance with best practice neighbourhood planning principles for accessibility, density, land use mix, street networks and lot configuration.

#### 4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

Townsville City Council is nominated as the Assessment Manager for the application. The applicable planning scheme is the Townsville City Plan, 2014.

#### 4.7 PUBLIC NOTIFICATION

The proposed development on the subject site **does** require public notification under the provisions of the *Planning Act 2016*. Public notification will be undertaken for a period of 15 business days.



## 5.0 THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve the purpose and particular purpose of codes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes.

The Planning Scheme is performance based meaning that the acceptable outcomes are to be read as offering one way of achieving compliance with a code but do not prohibit alternate outcomes where the performance outcomes can be shown to be met.

Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by overlay codes.

### 5.1 LAND DESIGNATION

In accordance with the Planning Scheme, the site is included within the boundaries of the Greater Ascot Plan of Development and the emerging community zone.

The site is also identified as affected by the following overlays:

- Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 90m above ground level;
- Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway – 8km;
- Bushfire hazard Overlay Map OM-02 - Medium bushfire hazard area;
- Coastal Environment Overlay Map OM-03.1 - Coastal hazard areas - storm tide inundation areas and erosion areas from sea level rise - High hazard;
- Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard – Low – high hazard area; and
- Natural Assets Overlay Map OM-08.0 - Environmental importance – High – very high.

### 5.2 LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

#### 5.2.1 Greater Ascot Plan of Development (Reconfiguring a Lot only)

The Plan of Development includes a Structure Plan that identifies the planning areas within Greater Ascot (refer *Figure 1* of this report). The Plan of Development further identifies the level of assessment, and the applicable codes required for any subsequent development applications. For the purpose of the Greater Ascot Plan of Development, the subject site is located within the Residential Planning Area and Schedule A of the Greater Ascot Development Code identifies Reconfiguring a Lot as assessable development (Code Assessable).

As the proposed development is to rationalise the tenure arrangement of the whole subject site, to be suitable for the ongoing development of the District Centre, the Greater Ascot Development Code provisions do not provide a logical benchmark for assessment. The Greater Ascot Development Code provisions have been specifically written to allow assessment of residential development.

Therefore, assessment of the proposed development will be primarily undertaken against the provisions of the Planning Scheme.



### 5.2.2 Townsville City Plan

Table 5.5.22 of the Planning Scheme identifies material change of use for a child care centre, service station, car wash, low impact industry and food & drink outlet and as assessable development in the emerging community zone and is subject to impact assessment.

Table 5.6.1 of the Planning Scheme identifies reconfiguring a lot as assessable development in the emerging community zone and is subject to impact assessment.

The assessment tables identify that impact assessable applications require assessment against the Planning Scheme. Hence, the Strategic Framework and the following codes:

- Emerging community zone code;
- Healthy waters code;
- Landscape code;
- Reconfiguring a lot code;
- Transport impact, access, and parking code;
- Works code;
- Airport environs overlay code;
- Bushfire hazard overlay code;
- Flood hazard overlay code; and
- Natural assets overlay code.

Section 5.3.2 (5) of the Planning Scheme states that where development is proposed on premises partly affected by an overlay, the category of development for assessment for the overlay only relates to the part of the premises affected by the overlay. Therefore, in this instance, assessment against the coastal hazard overlay is not required.

Given the ultimate intent of the development is to be District Centre, assessment against the District centre zone code has been undertaken for completeness.



## 6.0 TOWNSVILLE CITY PLAN 2014

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

### 6.1 STRATEGIC FRAMEWORK

The strategic framework, described in Part 3 of the City Plan provides sensible measures that are of assistance in determining the suitability of development to meet the needs of the community. It establishes four themes that represent the policy intent of the Scheme. The themes are:

- (a) *Shaping Townsville;*
- (b) *Strong Connected Community;*
- (c) *Environmentally Sustainable future; and*
- (d) *Sustainable Economic Growth.*

The themes, on balance, seek to create opportunities for a diversity of lifestyle options in settings that are efficiently and affordably serviced, and that are respectful of environmental values. The proposed development achieves this balance.

The theme, **Shaping Townsville**, seeks to ensure adequate land for housing, business and community uses, sufficient to meet Townsville's needs for at least 25 years, is allocated appropriately. In doing so, the theme ensures a range of housing and lifestyle choices will be provided in accessible and affordable locations not creating conflict with potential surrounding uses (i.e. rural uses, extractive industry operations, natural assets and environmental values).

This theme identifies that a network of centres forms the structure for Townsville. This includes small and large centres, that are designed to be the focal point for the communities in which they are located and will accommodate employment, community and commercial activities. The Greater Ascot District Centre has been planned and designed to support the immediate and surrounding residential areas and Stage 1 is being initiated with a mix of land uses.

Section 3.3.4.1(25) specifically identifies that a new district level centre is to be established at **Shaw** during the next 25 years. However, within the next 10 years, the centre develops only to a local centre role. A separate development permit that commits 5,500m<sup>2</sup> of GLA (Council ref: MCU21/0052) has been reviewed and strategically planned to be delivered as Stage 2 of the District Centre. Stage 1 provides a mix of land uses expected for at a local level centre while Stage will comprise larger format shops, to ensure the site expands commensurate with population growth in the primary catchment and to avoid premature performance.

The proposal responds to this outcome as the development is expected to:

- Utilise land within the nominated urban footprint, to ensure the city becomes more compact and efficient;
- Integrate into the existing Greater Ascot residential community and surrounding suburbs;
- Become a focal activity centre for the immediate and surrounding community;
- Accommodate future employment, community and commercial activities;
- Respect the existing hierarchy of activity centres to ensure that the scale and form of development is appropriate to the location, and that the centre plays an appropriate role within the wider city;
- Provide extensive connections to the surrounding community, maximising accessibility by walking, cycling and public transport; and
- Provide a high level of infrastructure and services in an efficient manner.

The theme, **Strong and Connected Community**, seeks to strengthen the character and identity of communities in urban and rural areas through good urban design of places.





The proposal responds to this outcome as the development is expected to:

- Incorporate substantial landscaping to provide shade and reduce glare generated by built form, in response to Townsville's climate;
- Connect and contribute to the existing and planned open space network;
- Plan for community facilities in future stages of the District Centre;
- Facilitate a contemporary design that is consistent with the existing character of the area and enhances the quality of the streetscape along a major transport route; and
- Respond to the findings of the acoustic report and traffic impact assessment that were prepared to ensure the development will protect the amenity of the established and future residential area.

The theme, **Environmentally Sustainable Future**, seeks to protect Townsville's natural assets, to provide life supporting capacities for present and future generations.

Investigations previously undertaken in conjunction with the previous applications, confirmed an absence of any significant flora and fauna species over the land that is to be developed. Despite this, the proposal responds to this outcome as the development is expected to:

- Protect any surrounding areas of high environmental value;
- Implement drainage, stormwater and waste water management measures that protect ground and surface water quality and the environmental values of water; and
- Mitigate, where practical, the extent or the severity of flood and bushfire hazard on and off site.

The theme, **Sustainable Economic Growth**, seeks to ensure economic and employment growth is primarily located in Townsville's centres and industrial areas. The clustering of activities and employment in these areas facilitates improved transport networks (including public transport).

The proposal responds to this outcome as the development is expected to:

- Generate economic and employment growth in an established urban area, situated on the fringe of the Thuringowa Central Major Centre;
- Utilise existing transport networks including public transport (Translink Townsville bus network); and
- Protect the city's freight routes, special purpose areas, industrial areas and specialised centres by focusing on infill development in a residential area without impacting on adjoining low density residential uses.

Overall, the proposed development appropriately responds the themes nominated by the Strategic Framework and enables a suitable and anticipated, land use on the development site.



## 6.2 ZONE CODE PROVISIONS

### 6.2.1 Emerging Community Zone Code

The proposed development is nominated for assessment against the emerging community zone code.

The purpose of the Emerging community zone code is to:

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

The particular purpose of the code is to:

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

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

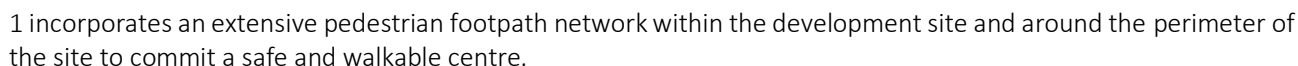
- (a) structure planning of areas within the zone is undertaken in advance of development of the land for urban purposes;*
- (b) land is developed in a logical pattern that facilitates the efficient provision of infrastructure;*
- (c) a high level of integration with existing and future urban development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

### Response

The proposed development, at this location was foreshadowed at the time the Planning Scheme was created. It permits the conversion of non-urban land to urban purposes at a time the catchment can support the Centre, and the Centre can service the catchment.

Structure planning was undertaken at the time the Preliminary Approval (Council Ref: M15/0015) was committed to. Whilst the commercial precinct did not form part of the Greater Ascot Plan of Development, it was identified on the Concept Master Plan as a location suitable for civic development.

A Master Plan for the entire District Centre is being developed to ensure an appropriate level of infrastructure is provided to support the development, long term. The Master Plan also ensures the site integrates into the surrounding residential estate and connects to the community uses on the southern side of Dalrymple Road. Stage

[illegible]

Given the above, the proposal is considered consistent with the purpose, overall outcomes and relevant performance outcomes of the emerging community zone code.

The proposed development will ultimately be a District Centre therefore assessment against the district centre zone code has been undertaken.

The particular purpose of the code is to *provide for a network of centres that are readily accessible, integrated and well-designed, form vibrant focal points for the community, and provide a mix and range of services and facilities that are appropriate to their respective function and catchments. This promotes efficient provision of services and contributes to the quality of life, character and identity of communities.*

(a) district centres provide a community focus for weekly or fortnightly shopping trips and a range of services, and include Idalia, Deeragun, Rasmussen, Annandale and a future centre at Shaw. Retail functions are anchored by major supermarkets with a wide range of speciality shops; however, these centres operate as



multifunctional community hubs. They contain a range of district level personal and community services such as community centres and health and fitness facilities;

*Editor's note—the centre in Shaw is within the Emerging community zone. It is planned within the Greater Ascot area.*

- (b) centres do not compromise the intended role or successful functioning of higher order centres or other district centres. District centre catchments are in the order of 5,000 to 8,000 households. They do not contain discount department stores;
- (c) the mix of uses promotes a vibrant centre which includes medium density residential development and active day and night-time uses;
- (d) showrooms may occur within the district centres, but are generally located and designed so that they do not detract from the intended built form, pedestrian focus and accessibility of the district centres;
- (e) district centres provide a major focal point for their catchment communities. The built form and layout of a centre creates a safe and pleasant community meeting place. Centres create pedestrian-focussed public spaces and street fronts, kerbside activities, awnings and landscape and streetscape treatments;
- (f) buildings are generally low-medium rise and create a sensitive transition in scale from the surrounding neighbourhood;
- (g) the design of district centres gives priority to improved accessibility to and within centres by walking, cycling and public transport;
- (h) centres are designed and operated to minimise adverse impacts on the amenity of surrounding residential neighbourhoods; and
- (i) opportunities for energy efficiency through built form are maximised.

## Response

A detailed assessment of the proposed development against the relevant assessment benchmarks of the district centre zone code is provided below.

Performance Outcomes	Acceptable Outcomes	Response
<b>For accepted development subject to requirements and assessable development</b>		
<b>General</b>		
<b>PO1</b> Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO1.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .	<b>R1.1 – Complies</b> All lighting will be provided in accordance with the relevant Australian Standards so not to impact on the amenity of the future residential development to the east of the development site or create a hazard for users of the internal and surrounding road network.
	<b>AO1.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .	<b>R1.2 – Complies</b> As above.
<b>PO2</b> Residential uses within the centre do not interrupt the continuity of the streetscape or the active,	<b>AO2</b> Any residential uses are located above or behind ground storey retail, commercial or community uses.	<b>R2 – Not applicable</b> No residential uses are proposed as part of this development application.



pedestrian focus of the street frontage.		
<b>PO3</b> Residential uses within the centre are provided with a reasonable level of privacy.	<b>AO3.1</b> Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.	<b>R3.1 – Not applicable</b> No residential uses are proposed as part of this development application.
	<b>AO3.2</b> Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.	<b>R3.2 – Not applicable</b> No residential uses are proposed as part of this development application.
<b>PO4</b> Residential uses within the centre are provided with a reasonable level of private outdoor living space.	<b>AO4</b> Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> <li>(a) a minimum area of 9m<sup>2</sup>;</li> <li>(b) a minimum dimension of 3m; and</li> <li>(c) clear of any utilities such as gas, water tanks or air conditioning units.</li> </ul>	<b>R4 – Not applicable</b> No residential uses are proposed as part of this development application.
<b>For assessable development</b>		
<b>Role and function</b>		
<b>PO5</b> Development is consistent with the intended role, scale and character of the district centre and does not compromise the intended role or successful functioning of other district or higher order centres.  The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.	No acceptable outcome is nominated.	<b>R5 – Complies</b> The intention for this development site to be delivered over time as required by the Strategic Framework of the City Plan. It states that, from 2014 the centre was to develop to a local centre role and grow into a district centre role over 25 years. It has been 10 years since the commencement of the Planning Scheme, therefore while the delivery to a local centre role was not undertaken over the past 10 years, the timing of the proposed development is as originally intended.  The approved 5,500m <sup>2</sup> of GLA (Council ref: MCU21/0052) will be delivered as part of Stage 2 of the District Centre.
<b>PO6</b> Development facilitates a range of uses that contributes to the vibrancy of the centre and provides	No acceptable outcome is nominated.	<b>R6 – Complies</b> This application seeks approval for a range of land uses, including a Child Care Centre, Service Station &





for a compatible mix of active day and night-time uses.		Car Wash, Tyre & Auto Centre (low impact industry) and two Food & Drink Outlets.  These uses provide a mix of active day and night time uses with some 24-hour operation.
<b>PO7</b> Development facilitates opportunities for appropriate co-location of residential uses and community-related activities or facilities within the centre, to the extent practical.	No acceptable outcome is nominated.	<b>R7 – Complies</b> The Master Plan includes community-related activities and facilities that are being explored with Council. These opportunities are being planned for stages of the Centre.
<b>Centre design and built form</b>		
<b>PO8</b> The design of the centre provides for: (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian-friendly and visually interesting frontages to streets and public spaces; (e) optimum energy efficiency; (f) a well-integrated mix of uses; (g) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (h) sensitive transitioning to surrounding land and uses.	No acceptable outcome is nominated.	<b>R8 – Complies</b> The Master Plan ensures elements of design and built form are committed to for the whole Centre.  Public places have been identified in the future stages of the Centre.  Substantial landscaping will be delivered with Stage 1 of the Centre as it has with the overall Greater Ascot residential estate.  Footpaths are provided around the perimeter of the development site to connect to the surrounding locality and through the development site to promote a walkable centre. The footpaths are shown on the Stage 1 Master Plan in <b>Appendix D</b> .
<b>PO9</b> Buildings are low-rise and are designed to break down the facade into finer scaled components, avoiding large expanses of blank walls.	<b>AO9.1</b> Building height does not exceed 3 storeys.	<b>R9.1 – Complies</b> All buildings in Stage 1 are 1 storey.
	<b>AO9.2.1</b> Buildings provide for tenancies fronting the street frontage which have a maximum width of 10m. or <b>AO9.2.2</b> Where showrooms are proposed, the maximum length of any unarticulated wall is 15m, without	<b>R9.2.1 – Not applicable</b> All buildings in Stage 1 are for individual tenancies on separate pad sites. They have been orientated based on the operational characteristics of the individual uses.  The facades of any larger format buildings in the future stages of the



	a change in plane of at least 0.75m.	District Centre will need to comply with this benchmark.
<b>PO10</b> A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.	<b>AO10.1</b> Buildings are built to the street frontage and provide an awning over the full width of the footpath.	<b>R10.1 – Alternate Outcome</b> Given the nature and situation of the development site for Stage 1, no awnings over footpaths are proposed as it is not practical. This benchmark will be relevant to the future stages of the District Centre and have been considered as part of the Master Planning.
	<b>AO10.2</b> Parking is provided to the side or the rear of buildings or below ground level and is not located along the street frontage.	<b>R10.2 – Complies</b> Parking areas to each land use are provided to the side or rear of the buildings as shown on the development plans in <b>Appendix D</b> .
	<b>AO10.3</b> Entrances to buildings face the street and any public space to which the building has frontage.	<b>R10.3 – Alternate Outcome</b> Given the nature of the individual land uses being applied for as part of this application, the entrances to buildings face the respective car parking areas.
	<b>AO10.4</b> Where buildings are located on a corner site, the main entrance faces the principal street or the corner.	<b>R10.4 – Alternate Outcome</b> Given the nature of the individual land uses being applied for as part of this application, the entrances to buildings face the respective car parking areas.
	<b>AO10.5</b> At the ground storey, a minimum of 65% of building frontage is provided as predominantly transparent windows or glazed doors and a maximum of 35% as solid facade.	<b>R10.5 – Complies</b> 3D drawings and renders for each proposed land use are included in the set of development plans in <b>Appendix D</b> which demonstrates that transparent windows and glazed doors are to be predominantly used for building entrances / facades.
<b>PO11</b> Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.	No acceptable outcome is nominated.	<b>R11 – Complies</b> Street trees and other landscaping is incorporated along all external and internal roads to enhance the visual amenity.
<b>PO12</b> Building caps and rooftops create an attractive roofscape and screen plant and equipment.	No acceptable outcome is nominated.	<b>R12 – Complies</b> Roof plans are included in the set of development plans in <b>Appendix D</b> .
<b>PO13</b> Buildings housing residential uses within the centre do not interrupt the continuity of the streetscape or	<b>AO13</b> Any residential uses are located above or behind ground storey	<b>R13 – Not applicable</b> No residential uses are proposed as part of this development application.



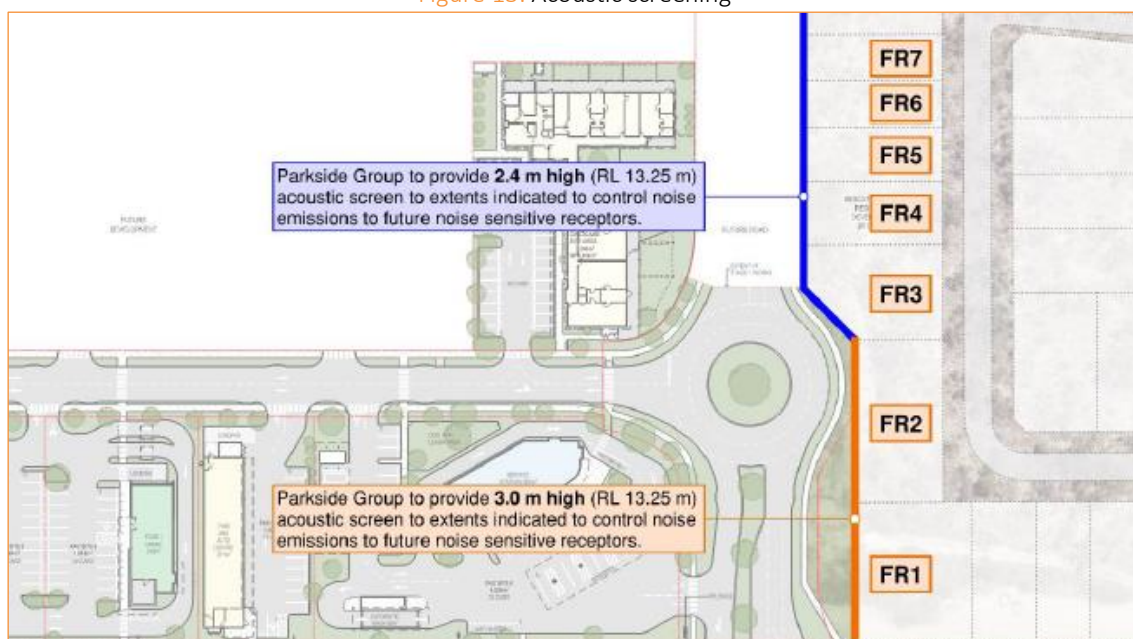
the active, pedestrian focus of the street frontage.	retail, commercial or community uses.	
<b>PO14</b> Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.	No acceptable outcome is nominated.	<b>R14 – Complies</b> The design and siting of the buildings in Stage 1 is compact to ensure infrastructure can be efficiently provided.
<b>Crime prevention through environmental design</b>		
<b>PO15</b> 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>	No acceptable outcome is nominated.	<b>R15 – Complies</b> The design and siting of Stage 1 provides adequate casual surveillance and sight lines. Each pad site seamlessly integrates into the adjoining pad sites ensuring a cohesive and open landscape. It does not contain any entrapment locations.  Lighting and signage will be provided in accordance with all relevant Australian Standards.
<b>Accessibility</b>		
<b>PO16</b> Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.	No acceptable outcome is nominated.	<b>R16 – Complies</b> Pedestrian connections are provided internally and externally to connect the development to the surrounding locality. Refer to the conceptual Master Plan in <i>Figure 12</i> .
<b>Amenity</b>		
<b>PO17</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to: <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) signage;</li> <li>(f) odour and emissions;</li> <li>(g) lighting;</li> <li>(h) access to sunlight;</li> <li>(i) privacy; and</li> </ul>	No acceptable outcome is nominated.	<b>R17 – Complies</b> An acoustic report was prepared by Stantec to demonstrate that the proposed development can mitigate impact to the amenity of existing and future surrounding land uses. A copy of the report is included in <b>Appendix G</b> .  The hours of operation for each land use are detailed in Section 3.2 of this report and are consistent with land uses expected for in a District Centre zone.





(j) outlook.		<p>All signage will require separate assessment as part of an application for Operational Work.</p> <p>Given the size and location of the development site, it is not expected that the low rise, built form proposed will limit access to sunlight or adversely impact on privacy or outlook.</p>
<p><b>PO18</b> Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p><b>AO18.1</b> Buildings are set back 3m from any boundary shared with a residential zone, or half the height of the part of the building, whichever is the greater.</p>	<p><b>R18.1 – Not applicable</b> The development site will be surrounded by road on all sides and will not share a boundary with a residential zone.</p>
	<p><b>AO18.2.1</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND <b>AO18.2.2</b> A landscaped buffer with a minimum width of 3m and consisting of dense screen planting is provided along all boundaries shared with a residential zone.</p>	<p><b>R18.21 – Not applicable</b> The development site will be surrounded by road on all sides and will not share a boundary with a residential zone. However, the Acoustic Report prepared by Stantec recommends a 3.0m and 2.4m high acoustic fence be constructed at the time the adjoining land is developed for residential use. Refer <i>Figure 13</i> below.</p>

Figure 13: Acoustic screening



Source: Stantec



	<b>AO18.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.	<b>R18.3 – Not applicable</b> The development site will be surrounded by road on all sides and will not adjoin a residential use.
<b>PO19</b> Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.	<b>AO19</b> Refuse storage areas loading/unloading and other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.	<b>R19 – Complies</b> All servicing and storage areas are enclosed and screened from view of the public as shown on the development plans in <b>Appendix D</b> .
<b>PO20</b> On-site landscaping is provided to: <ul style="list-style-type: none"> <li>(a) enhance the appearance of the development, particularly in parking and service areas and in public spaces;</li> <li>(b) contribute to pedestrian comfort through shade; and</li> <li>(c) screen servicing components.</li> </ul>	No acceptable outcome is nominated.	<b>R20 – Complies</b> Landscaping will be provided on and off site, along both sides of all new roads and driveways and in parking areas.  Technical details will be provided to Council for approval as part of an application for Operational Work.

### 6.3 DEVELOPMENT CODES

#### 6.3.1 Healthy Waters Code

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

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

#### Response

Stormwater quantity and quality has been addressed in the Engineering Report prepared by Premise, included in **Appendix E**. Earthworks will be required to shape the site to ensure positive drainage toward roadways and drainage reserves. Technical details will be provided to Council as part of an application for Operational Work prior to construction on site. However, the site for Stage 1 of the development is relatively flat, with minimal variation between existing surface elevations which range from 13 to 12m AHD. As the site is located between 5-20 m AHD, the risk of encountering Acid Sulfate Soils is considered low.

A Stormwater Quality Management report has been prepared by Premise, which nominates an end of line bioretention system as the treatment strategy for the proposed development and no infrastructure is to be implemented on the subject site. For further information on the stormwater management strategy, refer to Appendix F of the Engineering Report in **Appendix E**.

Furthermore, the proposed development does not include any constructed lakes, artificial waterways or ship source pollutants that would require assessment.

Given the above, the proposal is considered to comply with the purpose and overall outcomes of the healthy waters code.



### 6.3.2 Landscape Code

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

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

#### Response

Landscaping treatment is provided along the Dalrymple Road frontage, along both sides of the northern leg extension of the Bishop Putney Avenue intersection, and along either side of the internal east west access road. Each pad site also incorporates extensive landscaping treatment as shown on the development plans included in **Appendix D**.

The landscaping provision will soften the built form, reduce illumination impacts of the hardstand areas and enhance the aesthetic of the development site. The inclusion of this treatment clearly defines access to the subject site, the parking areas and the buildings entrances.

Plant species, landscape materials and surface treatments will be selected in accordance with the development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space. Technical details will be provided to Council for approval as part of an application for Operational Work.

The proposed development is considered generally consistent with the purpose and overall outcomes of the landscape code as it adequately incorporates landscaping treatments into its design.

### 6.3.3 Reconfiguring a Lot Code

The proposed development is nominated for assessment against the Reconfiguring a lot code.

The purpose of this code is to:

- a) *facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable city form; and*
- b) *protect the productive capacity, landscape character and ecological and physical functions of Townsville's diverse natural resources.*

#### Response

The proposed development creates one (1) super lot to allow the ongoing development of the District Centre concurrently to the ongoing development of the balance of the Greater Ascot residential estate. It also creates two (2) smaller commercial sized allotments for independent ownership and operation of the child care centre and the service station, new road and easements.

The reconfiguration retains the two (2) balance allotments for the ongoing residential development. Given the proposal is simply to rationalise the tenure arrangement to allow the orderly development of urban land, it is considered consistent with the purpose and overall outcomes of the reconfiguring a lot code and does not propose any non-compliances.

The minimum lot size for land in centres zones is 450m<sup>2</sup> and proposed Lots 1 and 2 are well above that minimum requirement.

Infrastructure and servicing requirements have been addressed by Premise in the Engineering Report in **Appendix E**. The proposal also ensures existing infrastructure is utilised in a safe, efficient, coordinated and sequenced manner, which minimises whole of life cycle costs and is sensitive to the environment in which they are provided.



#### 6.3.4 Transport Impact, Access and Parking Code

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

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

##### Response

The site is located on the corner of a state-controlled road (Shaw Road) and an arterial road (Dalrymple Road) and is within 100m of a state-controlled road intersection. Given scale and intensity of the proposed development and its proximity to high traffic roadways, a Traffic Impact Assessment (TIA) was required to be undertaken to ensure the development would comply with local and state government requirements.

The TIA was prepared by Premise which assessed the impacts of traffic generated by Stages 1 and 2 of the Greater Ascot District Centre, noting that assumptions were made for footprint and traffic volumes for Stage 2 of the development. The TIA concluded that with the implementation of appropriate mitigation measures, the development is not expected to adversely impact on the existing road network. Premise conducted the following impact assessments:

- Road safety;
- Access and frontage;
- Intersection delay; and
- Intersection spacing.

The TIA also identifies the public transport network in Townsville which is to service Stage 1 of the District Centre. It includes bus route 212 which services Greater Ascot Avenue approximately 500m east of the development site. It operates Shaw to Willows Shopping Centre via Mt Louisa with services in both directions operating hourly between 8AM and 6PM Monday to Saturday but does not operate on Sundays.

Further consideration of the public transport network will be required for the next stages of the development to ensure the site is adequately serviced as it grows. Public passenger facilities will also be provided in later stages of the District Centre development. A copy of the TIA is included in **Appendix F**.

##### Access

As shown on the development plans in **Appendix D**, access to the site is provided via an auxiliary left in left out turn off Dalrymple Road and via a northern leg extension of the Bishop Putney Avenue/Dalrymple Road signalised intersection.

An access easement will be provided over the full length and width of the internal access road situated in Lot 3 to provide legal access rights to Lots 1 and 2. Easement documentation will be submitted to Council for signing at the time of lodgement of the Plan of Survey and registered in accordance with the *Land Title Act 1994*.

##### Parking

A total of 81.9 car parking spaces are required to comply with the standards identified in Parking rates planning scheme policy no. SC6.10 of the Planning Scheme, for Stage 1 of the District Centre. 111 car parking spaces have been provided across the site. A summary is provided in Table 5 below.

Table 5 – Parking Calculation

Use	Parking Rates	Required	Provided
Child Care Centre	One (1) space for every 6 children, and 1 space per employee (FTE).	41	28
Service Station	One (1) space per 40m <sup>2</sup> of GFA.	9.7	31



Car Wash	Two (2) spaces, AND queuing space within the site for 4 vehicles using or awaiting use of each washing bay.	2	
Tyre & Auto Centre	One (1) per 100m <sup>2</sup> of GFA.	3.7	12
Food & Drink Outlet 1	One (1) space per 10m <sup>2</sup> of GFA available to the public (including outdoor dining);	12	40
Food & Drink Outlet 2	One (1) space per 50m <sup>2</sup> of GFA for food preparation; AND One (1) space per 100m <sup>2</sup> of GFA used for storage.	13.5	
<b>Total</b>		<b>81.9</b>	<b>111</b>

Given the above, the proposed development is considered consistent with the purpose and overall outcomes of the code.

### 6.3.5 Works Code

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

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

### Response

The development is considered generally consistent with the purpose and overall outcomes of the works code as the subject site will be connected to Council's reticulated water, sewer and stormwater infrastructure networks and are afforded adequate access arrangements. These arrangements are confirmed in the Engineering Report prepared by Premise, in **Appendix E**.

A water network analysis was undertaken to assess the existing water infrastructure and to determine whether it can support the additional demand generated by the development. The existing DN250 water main located in Lot 5001 will be decommissioned and a new DN250 water main constructed to align with the new north south road. A new DN150 water main will also be constructed along the new internal east west road. It will be covered by the access and utilities easement, shown as Easement A on the proposed reconfiguration plan in **Appendix C**.

An evaluation of likely sewer demands generated by the proposed development has been undertaken to determine the design criteria for the proposed sewer infrastructure. As such, a new DN150 gravity sewer main will be constructed along the western side of the new north south road and along the southern side of the new internal east west road.

Stormwater quantity and quality was addressed to demonstrate the development will have no impact on or off site. The assessment concluded that local run-off will be conveyed to legal points of discharge via overland flow and an internal pit and pipe network.

Electricity (ergon) and telecommunication (telstra and nbn) services are located within the road corridor. Negotiations with the service providers will be required for the supply of electricity and telecommunications to the development. Any electrical reticulation design for the proposed internal works will be completed by a qualified Electrical Engineer during the detailed design phase, and all appropriate approvals sought from the relevant authority.

Given the above, the proposed development complies with the performance outcomes and acceptable outcomes of the works code.



## 6.4 OVERLAY CODES

### 6.4.1 Airport Environs Overlay Code

The proposed development is nominated for assessment against the airport environs overlay code.

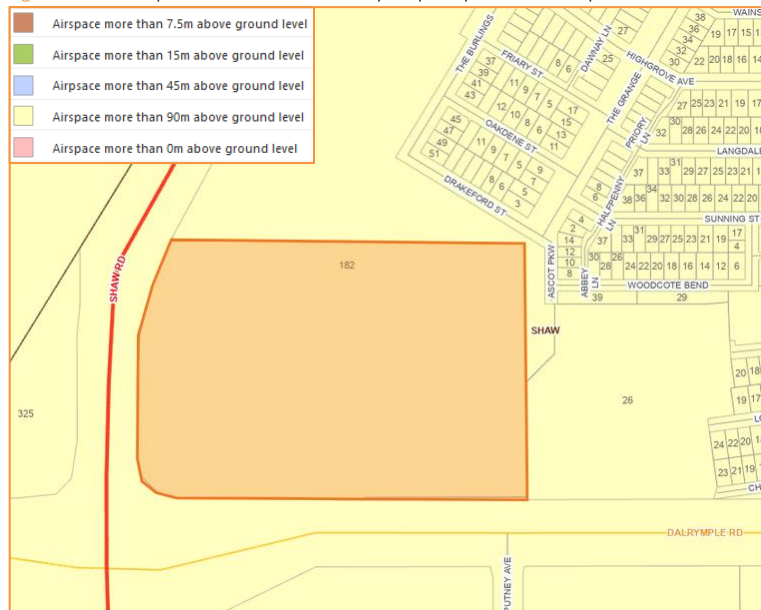
The purpose of this code is to *ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.*

#### Response

The subject site is identified in operational airspace more than 90m above ground level. The proposed development does not involve buildings, structures or landscaping that will enter operational airspace. None of the proposed land uses will generate gaseous plums, smoke, dust or ash therefore, it is not anticipated Stage 1 of the District Centre will directly or indirectly impact upon the operational airspace.

The subject site is also located within 8km of the airport runway however the development does not involve a putrescible waste disposal facility or any other activities that would attract a significant number of flying vertebrates.

Figure 14: Development Constraints Overlay Map – Operational Airspace



Source: Townsville City Plan, 2014

The development is considered consistent with the overall outcomes, performance outcomes and acceptable outcomes of the code. A detailed assessment against the code is not warranted for this development application.

### 6.4.2 Bushfire Hazard Overlay Code

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

The purpose of this code is to *ensure that development does not:*

- (a) *increase the extent or the severity of bushfire hazard; or*
- (b) *increase the risk to life, property, community and the environment.*

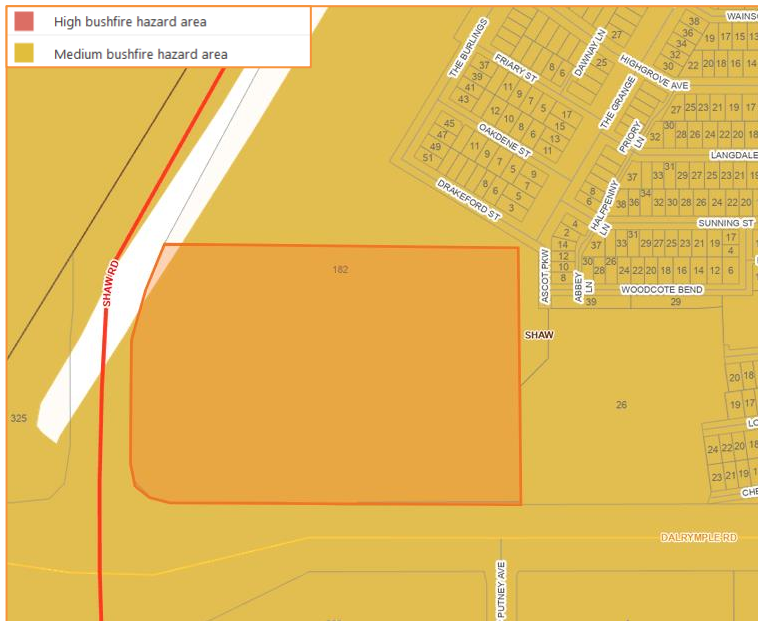
#### Response

The subject site is designated in the medium hazard bushfire area in the Townsville City Plan, 2014, refer Figure 8. The hazard is shown across the whole site.





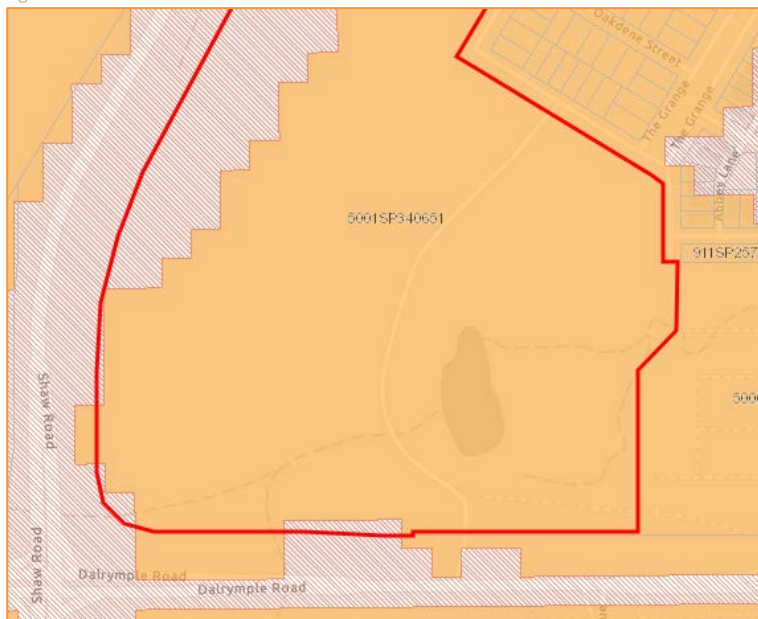
Figure 15: Development Constraints Overlay Map



Source: Townsville City Plan, 2014

The SPP mapping is consistent with the Townsville City Plan shown below.

Figure 16: Natural Hazards Risk and Resilience



Source: SPP Assessment Benchmark Mapping, 2024

It is noted that the site is located within an established urban area and has been improved for the purpose of urban development over time, including but not limited to, upgrades to Dalrymple Road and the ongoing construction of multiple stages of the Greater Ascot residential estate. Given the above it is not anticipated that the site would be subject to potential impact of medium bushfire hazard.

Given the locality and the nature of the proposal, it is not expected that the development will increase risks associated with bushfire hazard. Despite this, the proposal mitigates the risk and manages the impact of potential bushfire hazard to people and property to an acceptable level, particularly noting that;





- Further vegetation clearing will be carried out, as it is exempt development in accordance with Schedule 21 of the *Planning Regulation*;
- The development site is bound by constructed road on the western and southern sides and is bound by approved residential development on the eastern and northern sides and will be fully developed in the future reducing bushfire risk;
- All proposed commercial lots have adequate road frontage to ensure an appropriate construction of roads and driveways for access by firefighting vehicles for firefighting purposes;
- All proposed lots are capable of connection to Council's reticulated water network. Water infrastructure is located within the road corridor or covered by relevant easements; and
- The proposed development avoids an increase in the exposure or severity of the natural hazard by creating rationalising the existing tenure arrangement to allow the orderly development of a District Centre within an urban area, surrounded by existing residential development.

### 6.4.3 Flood Hazard Overlay Code

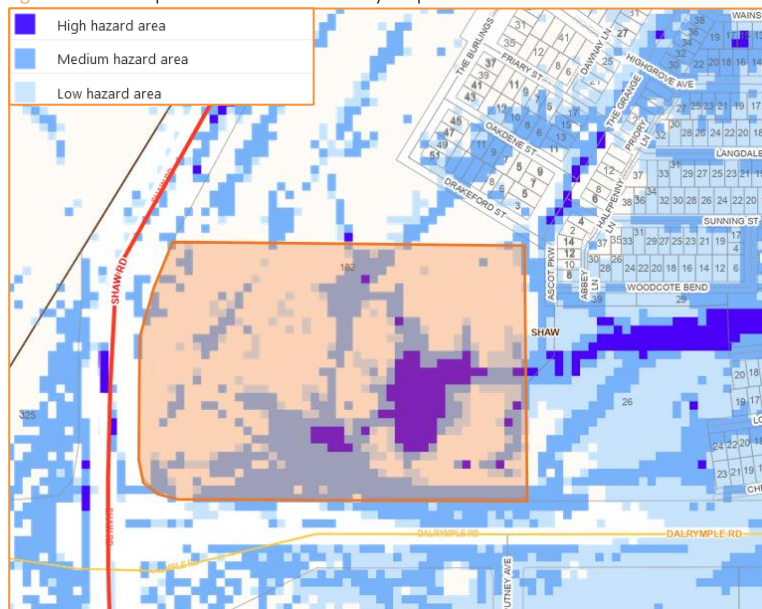
The proposed development is nominated for assessment against the flood hazard overlay code.

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

### Response

The subject site is designated in the low-high flood hazard area which is concentrated toward the Dalrymple Road Frontage and in the centre of the development site where a dam used to be located, refer *Figure 17*.

Figure 17: Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard



Source: Townsville City Plan, 2014

As part of the Master Planning for the Preliminary Approval, a Master flooding assessment was undertaken by AECOM. Since then, multiple flood studies and assessments have been carried out for Greater Ascot to ensure the finished level on all new residential allotments are constructed above the 1% AEP flood.

For the District Centre, site will be filled (where required) to ensure the floor levels of all non-habitable rooms will be above the defined flood event level.



The detail design including all mitigation measures are to be confirmed as part of the Operational Works application and implemented prior to the release of the Plan of Survey / commencement of the use on site.

#### 6.4.4 Natural Assets Overlay Code

The proposed development is nominated for assessment against the natural assets overlay code.

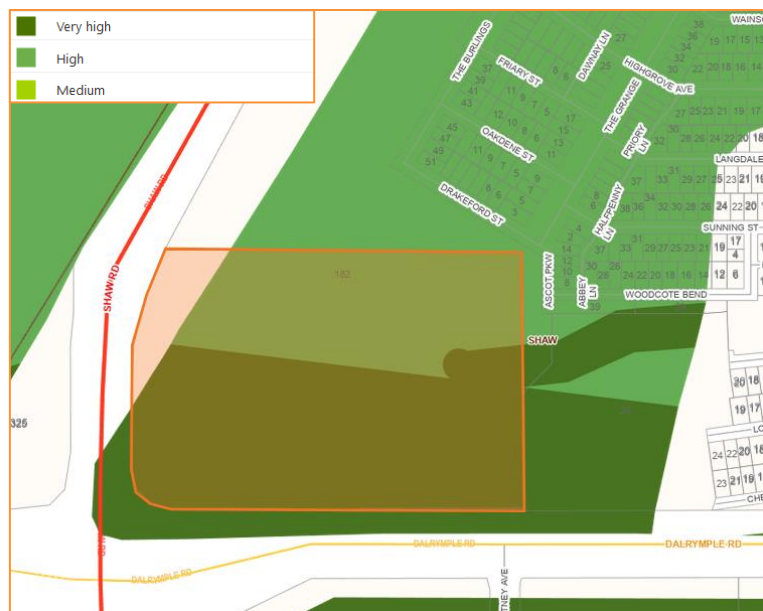
The purpose of this code is to:

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

#### Response

The subject site is identified in high and very high areas of environmental importance, refer Figure 18.

Figure 18: Environment Natural Assets Overlay Map OM-08 - Environmental importance



Source: Townsville City Plan, 2014

Vegetation clearing at this location is exempt development in accordance with Schedule 21 of the *Planning Regulation* as it is for an 'urban purpose in an urban area;' The land has historically been subject to extensive vegetation clearing and other disturbances that were generally associated with livestock grazing, road infrastructure upgrades, establishment of dwellings, access roads and dams.

Despite this, investigations previously undertaken in conjunction with the Preliminary Approval and subsequent development applications, confirmed an absence of any significant flora and fauna species over the land that is being developed.

The proposed development aligns with the performance outcomes of the code, as the design of the proposed development will incorporate appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets. A detailed assessment against the code is not warranted.



## 7.0 CONCLUSION

This proposal details a development application to Townsville City Council seeking a Development Permit for Reconfiguring a Lot combined with Material Change of Use to establish Stage 1 of the Greater Ascot District Centre at 182 Shaw Road, Shaw.

It includes a Child Care Centre, Service Station, Car Wash, Tyre & Auto Centre (low impact industry) and two Food & Drink Outlets.

To rationalise the existing tenure arrangement, the application also seeks to create one (1) super lot for which the District Centre will be developed on over time. The proposal was considered against the Greater Ascot Plan of Development to confirm it aligns with the approved Structure Plan (Council Ref: MI15/0015). The reconfiguration complies with the Structure Plan.

The proposal also includes two (2) additional commercial sized allotments for the child care centre and the service station to be independently owned and operated. These lots are well above the minimum size requirement for land in centres zone.

The proposed development aligns with the provisions prescribed by the Planning Scheme, State Planning Policy and the North Queensland Regional Plan.

An assessment against the relevant planning instruments confirms Stage 1 of the District Centre can be supported in this circumstance, given:

- the development site is within a nominated urban footprint and will integrate into the existing Greater Ascot residential community and surrounding suburbs ensuring the city becomes more compact and efficient;
- the District Centre will become a focal activity centre for the immediate and surrounding community, accommodating future employment and community and commercial activities;
- the timing of delivery is respectful to the existing hierarchy of activity centres and ensures that the scale and form of development is appropriate to the location as anticipated in the Strategic Framework;
- access, car parking and manoeuvring areas can reasonably be accommodated on site;
- traffic impact on the surrounding road networks can be managed;
- the proposed development ensures cost-effective provision and operation of infrastructure;
- the proposal does not increase the exposure of risk to people and property to bushfire or flood hazards; and
- design treatments and performance can be secured by the provision of reasonable and relevant conditions.

Given the above facts and circumstances, we submit the proposal can be favourably considered subject to reasonable and relevant conditions.

# APPENDIX A

Development Application Form 1 & Owner's Consent

brazier motti



## DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

## 1) Applicant details

Applicant name(s) (individual or company full name)	Parkside Development Pty Ltd c/- Brazier Motti Pty Ltd
Contact name (only applicable for companies)	Emma Staines
Postal address (P.O. Box or street address)	595 Flinders Street
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	4772 1144
Email address (non-mandatory)	emma.staines@braziermotti.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	26700-342-01

## 1.1) Home-based business

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

## 2) Owner's consent

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

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

## 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
		182	Shaw Road	Shaw
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4818	5001	SP349172	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		26	Lockton Street	Shaw
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4818	5000	SP334260	Townsville City Council

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <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 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <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)

- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:



<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):*

Two Lots into Five Lots, New Road and Easements

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):*

(Child Care Centre (120 Children), Service Station, Car Wash, Low Impact Industry and Food & Drink Outlets

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 checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

**Division 1 – Material change of use**

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

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

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
Child Care Centre	Premises used for minding, education and care, but not residence, of children.		954m <sup>2</sup>
Service Station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.  The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		385m <sup>2</sup>
Car Wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		225m <sup>2</sup>
Low Impact Industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> <li>negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;</li> <li>minimal traffic generation and heavy-vehicle usage;</li> <li>demands imposed upon the local infrastructure network consistent with surrounding uses;</li> <li>the use generally operates during the day (e.g. 7am to 6pm);</li> <li>offsite impacts from storage of dangerous goods are negligible;</li> <li>the use is primarily undertaken indoors.</li> </ul>		367m <sup>2</sup>
Food & Drink Outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.		510m <sup>2</sup>

<b>8.2) Does the proposed use involve the use of existing buildings on the premises?</b>	
<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> No	
<b>8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?</b>	
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application	
<input checked="" type="checkbox"/> 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.*

<b>9.1) What is the total number of existing lots making up the premises?</b>	
2	
<b>9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)</b>	
<input checked="" type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input checked="" type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

<b>10) Subdivision</b>				
<b>10.1) For this development, how many lots are being created and what is the intended use of those lots:</b>				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created		3		

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

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

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

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement
Proposed	15.2m / 23.1m	215m / 90.4m	Vehicle and pedestrian access and utilities	1 and 2
Existing (to be extinguished)			Water	In Gross

### 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 <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <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?	
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No	

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?	
<b>Note:</b> A development application will require referral if prescribed by the Planning Regulation 2017.	
<input type="checkbox"/> No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6	
<b>Matters requiring referral to the Chief Executive of the Planning Act 2016:</b>	
<input type="checkbox"/> Clearing native vegetation <input type="checkbox"/> Contaminated land (unexploded ordnance) <input type="checkbox"/> Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government) <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Heritage places – Queensland heritage place (on or near a Queensland heritage place) <input checked="" type="checkbox"/> Infrastructure-related referrals – designated premises <input type="checkbox"/> Infrastructure-related referrals – state transport infrastructure <input checked="" type="checkbox"/> Infrastructure-related referrals – State transport corridor and future State transport corridor	

- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☒ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

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

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

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

- ☒ Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> 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 <i>(if applicable)</i> .		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development</li> </ul> Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## PART 7 – FURTHER DETAILS

<b>20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)</b>			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MI15/0015	July 2015	Townsville City Council
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MI11/0064	October 2013	Townsville City Council

<b>21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)</b>		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not applicable <i>(e.g. building and construction work is less than \$150,000 excluding GST)</i>		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)



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

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

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

☒ No

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

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

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

☒ No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](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			



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

I, Diane Tapiolas

Director of the company mentioned below.

and I, Wilfred Tapiolas

Director/Secretary of the company mentioned below.

of:

PARKSIDE DEVELOPMENT PTY LTD A.C.N. 009 802 233

as owner of the premises identified as follows:

182 Shaw Road, Shaw – Lot 5001 on SP349172

26 Lockton Street, Shaw – Lot 5000 on SP334260

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

Brazier Motti Pty Ltd

on the premises described above for:

Reconfiguring a Lot (Two Lots into Five Lots, New Road and Easements) combined with Material Change of Use (Child Care Centre, Service Station, Car Wash, Food & Drink Outlets and Low Impact Industry)

Diane Tapiolas  
Signature of Director

14/11/2024  
Date

W Tapiolas  
Signature of Director/Secretary

15/11/2024  
Date

# APPENDIX B

Current Title Search, Smart Map and Survey Plan

brazier motti





Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>51355376</b>	<b>Search Date:</b>	24/09/2024 15:23
<b>Date Title Created:</b>	22/07/2024	<b>Request No:</b>	49443882
<b>Previous Title:</b>	51328231		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 5001 SURVEY PLAN 349172  
Local Government: TOWNSVILLE

#### REGISTERED OWNER

Dealing No: 723396456 16/07/2024  
PARKSIDE DEVELOPMENT PTY LTD A.C.N. 009 802 233

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10600023 (POR 243)  
Deed of Grant No. 10624031 (POR 227)  
Deed of Grant No. 20092185 (POR 418)  
Deed of Grant No. 20099190 (POR 497)  
Deed of Grant No. 20120192 (POR 6V)  
Conveyance No. 601363711 (B61819) (POR 33)  
Conveyance No. 605213037 (N413222) (POR 33)
2. EASEMENT IN GROSS No 601363708 (N507858) 30/04/1964  
burdening the land  
QUEENSLAND ELECTRICITY COMMISSION  
over  
EASEMENT C ON RP719917
3. TRANSFER No 703667465 02/11/1999 at 08:34  
EASEMENT IN GROSS: 601363708 (N507858 )  
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
A.C.N. 078 849 233
4. EASEMENT IN GROSS No 601398181 (N507857) 30/04/1964  
burdening the land  
QUEENSLAND ELECTRICITY COMMISSION  
over  
EASEMENT D ON RP719916
5. TRANSFER No 703667497 02/11/1999 at 08:45  
EASEMENT IN GROSS: 601398181 (N507857 )  
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
A.C.N. 078 849 233
6. EASEMENT IN GROSS No 601363709 (T277336N) 13/02/1987  
burdening the land  
THE NORTH QUEENSLAND ELECTRICITY BOARD  
over  
EASEMENT A ON RP743622
7. EASEMENT IN GROSS No 709012260 28/09/2005 at 11:29  
BURDENING THE LAND  
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
A.C.N. 078 849 233  
OVER  
EASEMENT F ON SP175715 AND EASEMENT E ON SP175714

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

Title Reference:	51355376
------------------	----------

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>51309668</b>	<b>Search Date:</b>	17/11/2023 14:13
<b>Date Title Created:</b>	06/03/2023	<b>Request No:</b>	46328681
<b>Previous Title:</b>	51302132		

**ESTATE AND LAND**

Estate in Fee Simple

LOT 5000 SURVEY PLAN 334260  
Local Government: TOWNSVILLE

**REGISTERED OWNER**

Dealing No: 722313176 27/02/2023

PARKSIDE DEVELOPMENT PTY LTD A.C.N. 009 802 233

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10624031 (POR 227)  
Deed of Grant No. 20092185 (POR 418)  
Conveyance No. 601363711 (B61819) (POR 33)  
Conveyance No. 605213037 (N413222) (POR 33)
2. EASEMENT IN GROSS No 715322813 19/09/2013 at 16:00  
burdening the land  
TOWNSVILLE CITY COUNCIL  
over  
EASEMENT P ON SP257312

**ADMINISTRATIVE ADVICES**

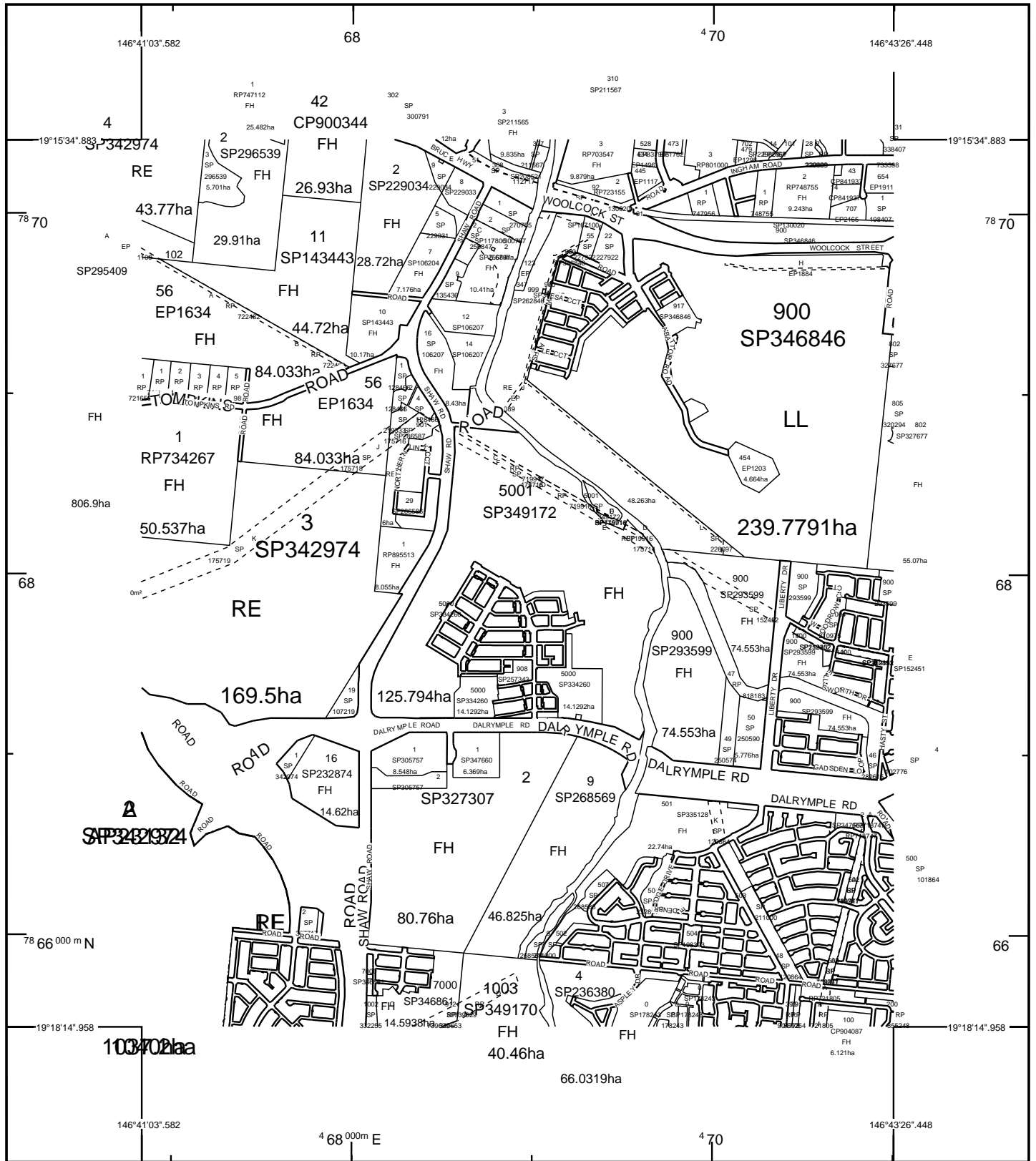
NIL

**UNREGISTERED DEALINGS**

NIL

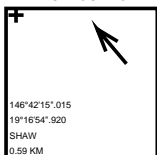
Caution - Charges do not necessarily appear in order of priority

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



STANDARD MAP NUMBER  
8259-31131

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	5001/SP349172
Lot/Plan	125.794ha
Area/Volume	FREEHOLD
Tenure	TOWNSVILLE CITY
Local Government	SHAW
Locality	62914/855
Segment/Parcel	

#### CLIENT SERVICE STANDARDS

PRINTED 30/10/2024

DCDB 29/10/2024 (Lots with an area less than 1.000ha are not shown)

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.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

For further information on SmartMap products visit  
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

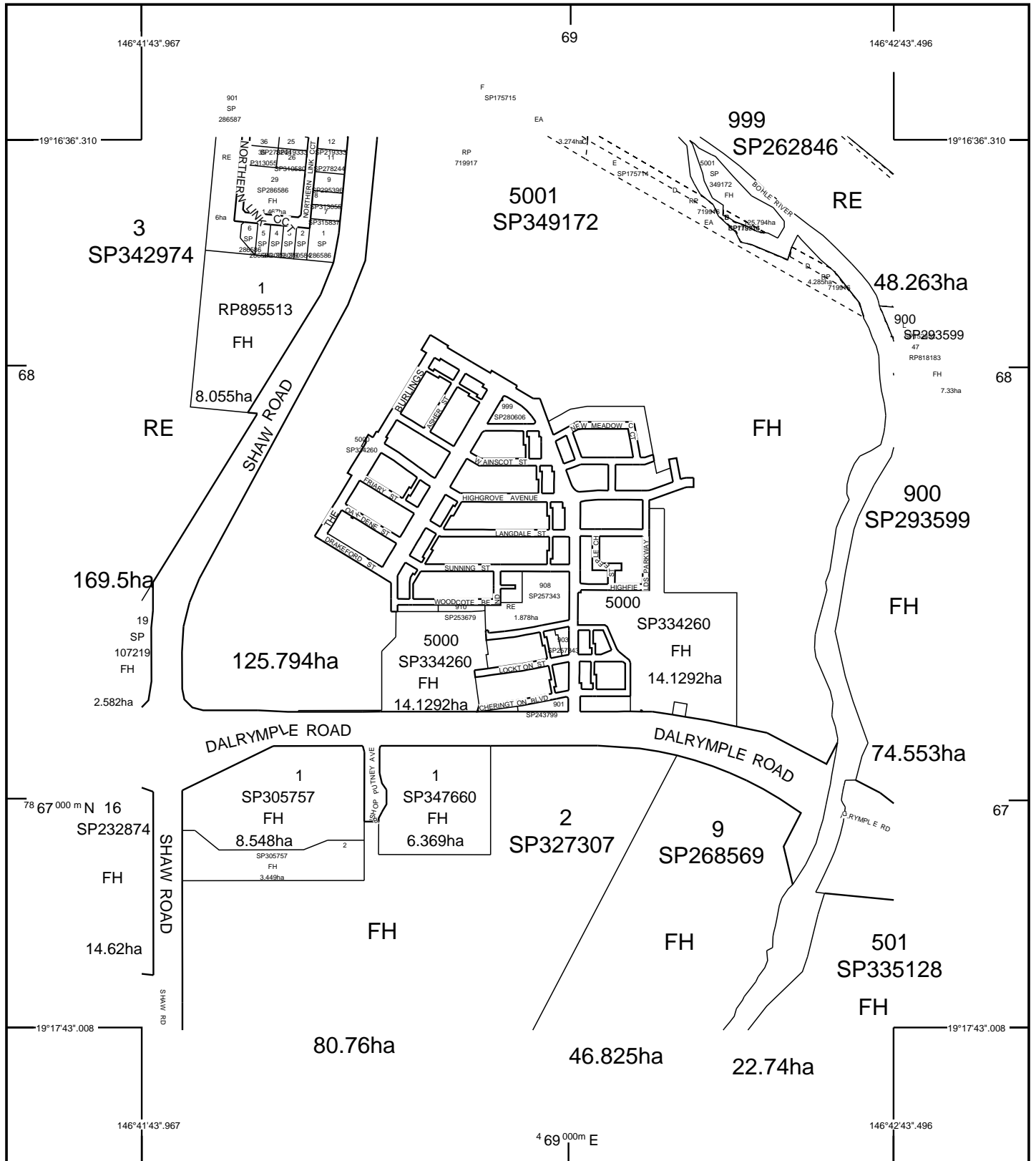
**SmartMap**

An External Product of  
SmartMap Information Services  
Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland  
Government**

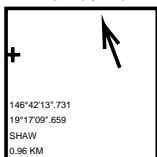
(c) The State of Queensland,  
(Department of Resources) 2024.



STANDARD MAP NUMBER  
8259-31131

0 250 500 750 1000 1250 m  
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 12500

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	5000/SP334260
Area/Volume	14.1292ha
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	SHAW
Segment/Parcel	62914/661

#### CLIENT SERVICE STANDARDS

PRINTED 30/10/2024

DCDB 29/10/2024 (Lots with an area less than 1500m² are not shown)

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.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit  
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

**SmartMap**

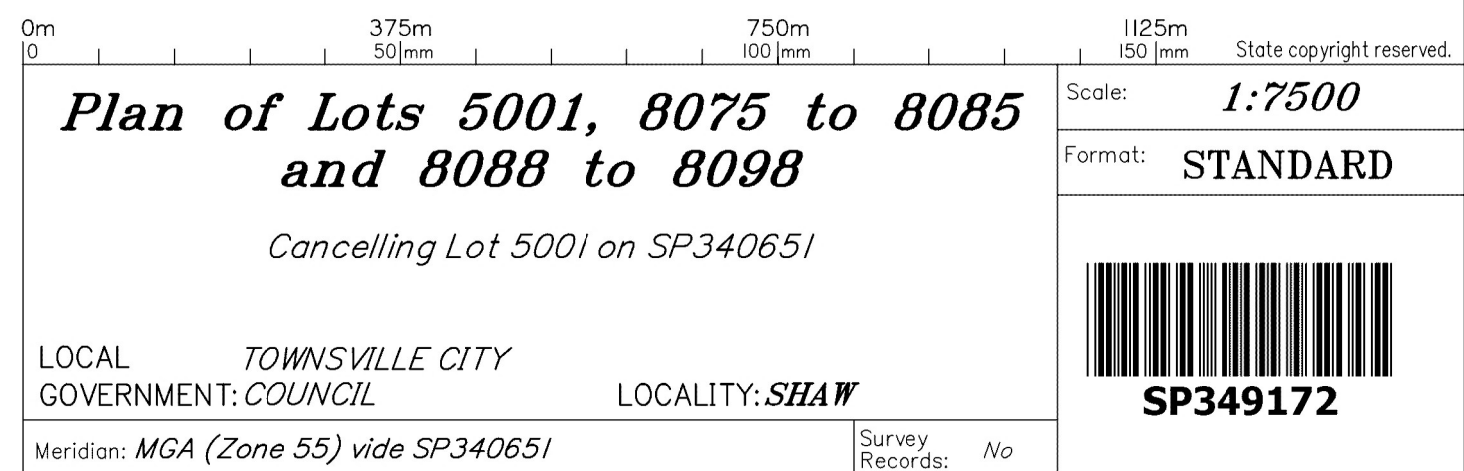
An External Product of  
SmartMap Information Services  
Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland  
Government**

(c) The State of Queensland,  
(Department of Resources) 2024.

Total Area..... 3790 m<sup>2</sup>





NEW MEADOW CIRCUIT  
SEE DIAG B  
5001  
SP335151

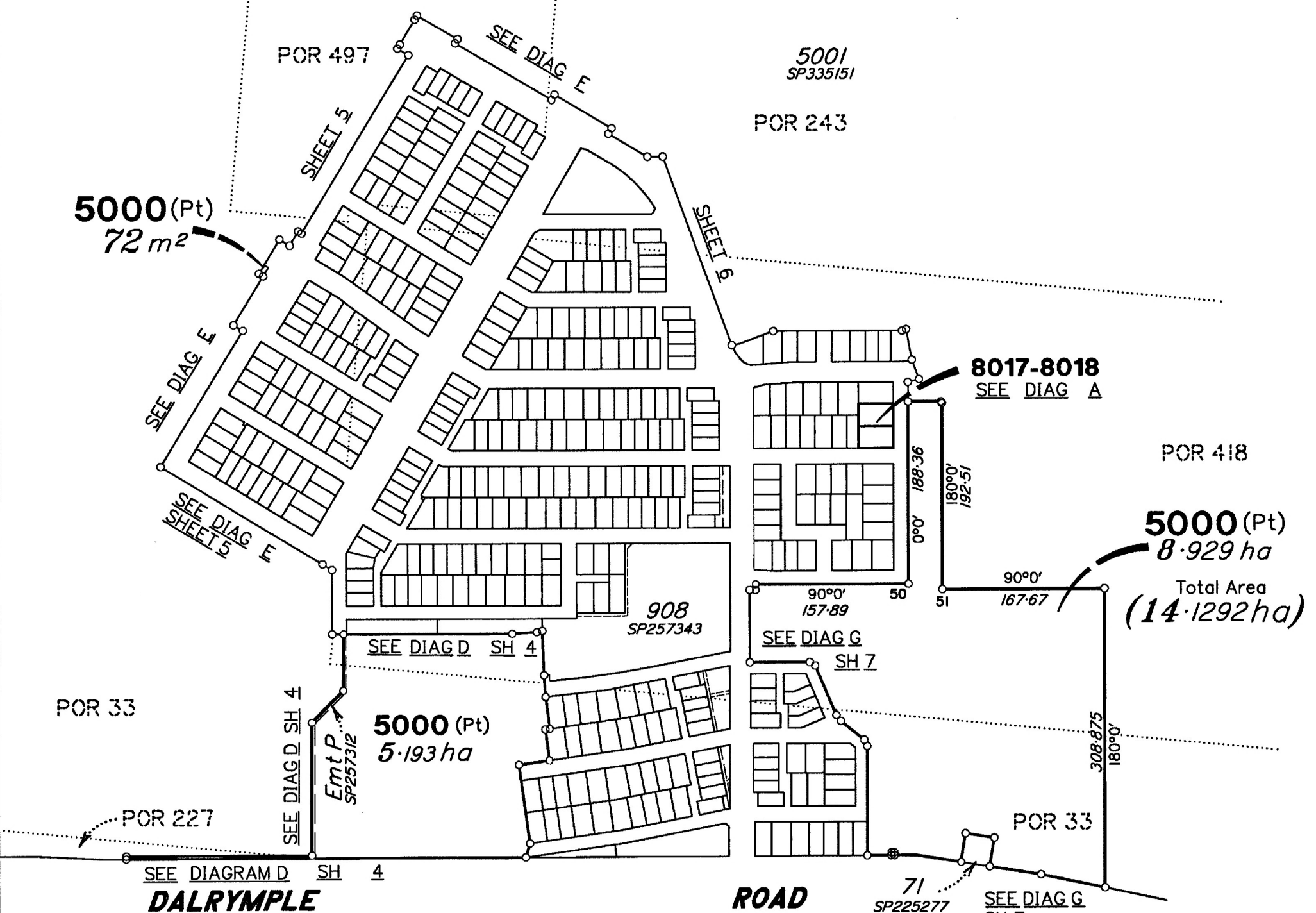
SH 3  
8001 8002 8003 8004  
SP335151  
8005 8006 8007 8008 8009  
SP336921

BEECHCROFT PARADE  
8010 8011 8012 8013 8014 8015  
SP335151 SP336921  
8016 8017 8018  
SP336921 SP336921  
STEEPLE CHASE  
PARKWAY  
HIGHLANDS  
0°0' 188.36  
180°0' 192.51

DIAGRAM A  
Scale 1:3000

5000 (Pt)

TRAVERSES ETC		
LINE	BEARING	DISTANCE
17a-18	270°0'	15.15



BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the corporation, by Geoffrey Edwin OSBALDISTON, Cadastral Surveyor, for whose work the corporation accepts responsibility, has made this plan under Section 16 of the Survey and Mapping Infrastructure Regulation 2014 and pursuant to the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the plan is accurate, and compiled from DP332259 & SP334212 in the Department of Resources.



Director

Date 16-02-2023

0m 250m 500m 750m  
0 50mm 100mm 150mm State copyright reserved.

Plan of Lots 8017-8018 & 5000

Cancelling Lot 5000 on SP334212

LOCAL TOWNSVILLE CITY  
GOVERNMENT: COUNCIL

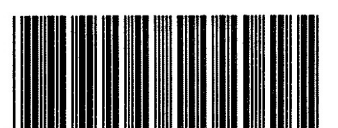
LOCALITY: SHAW

Meridian: MGA (Zone 55) vide DP332259

Survey  
Records: No

Scale: 1:5000

Format: STANDARD



SP334260

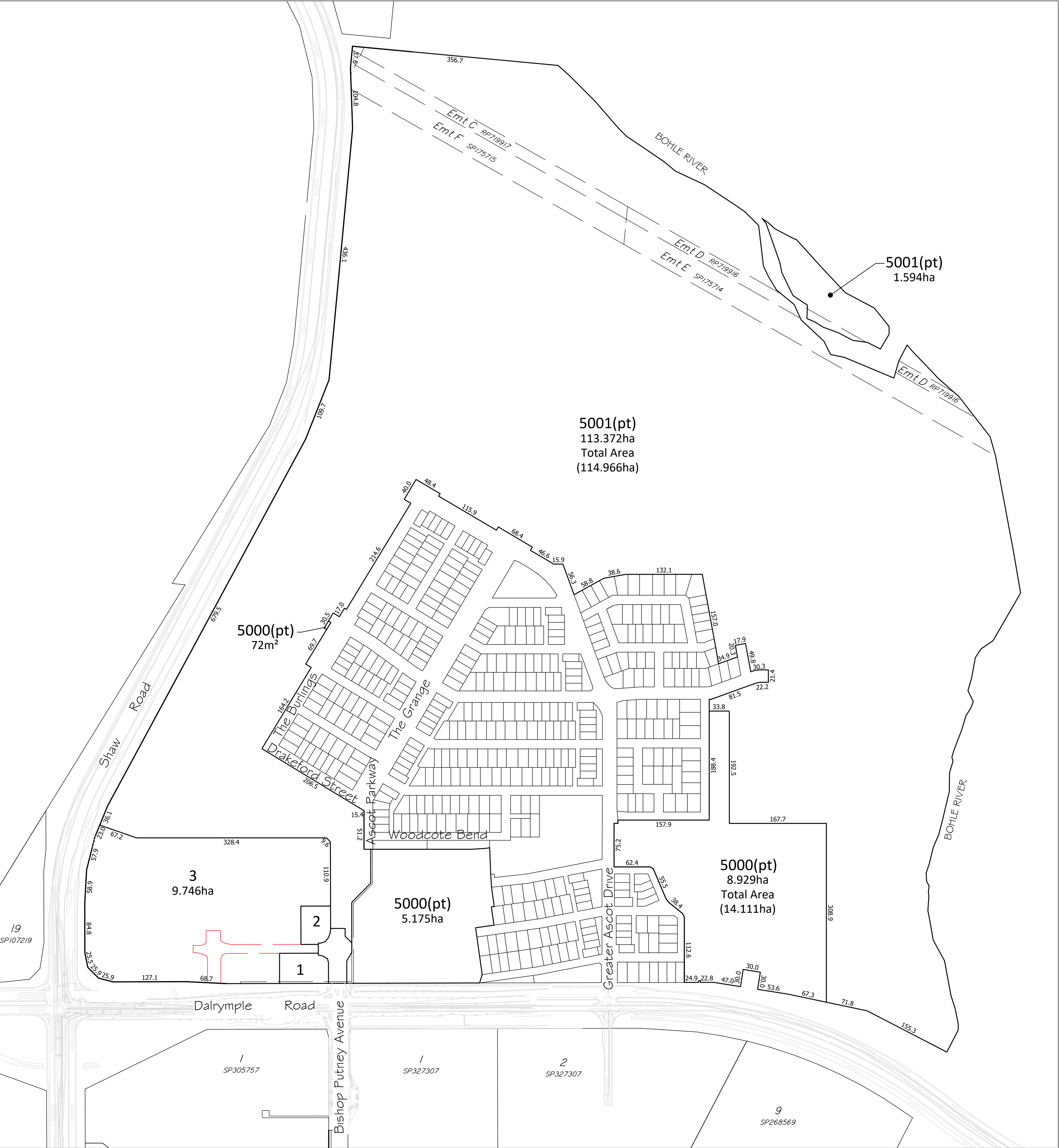


# APPENDIX C

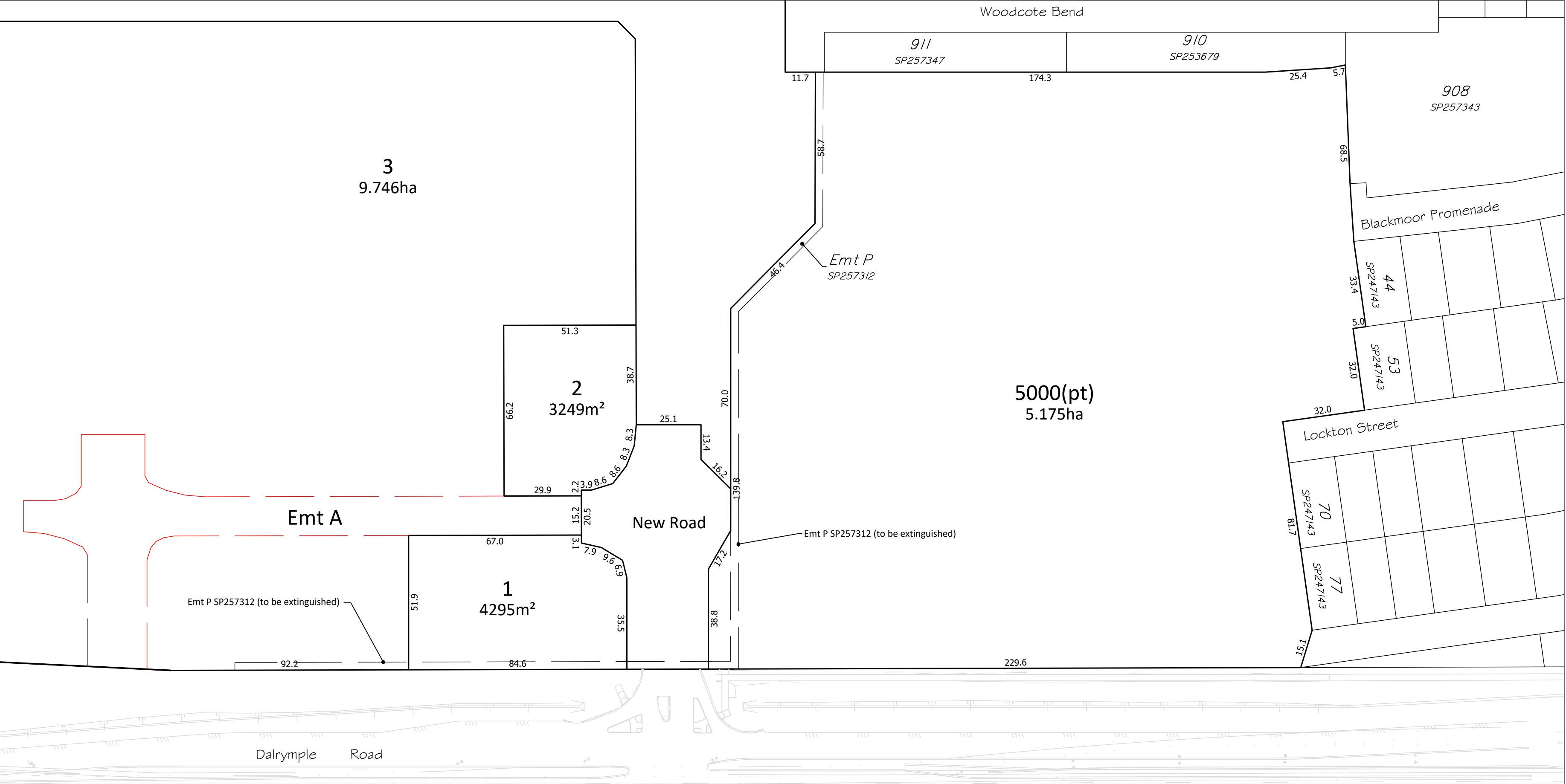
Proposed Reconfiguration Plan 26700/274 E prepared by Brazier Motti

brazier motti





Locality - 1:4000



Inset A - 1:1250

Date: 12th November, 2024	A1
Scale: As Shown	
Drawn: MIM	
Job No: 26700-342-01	
Plan No: 26700/0274	E

braziermott.com.au

SURVEYING  
TOWNPLANNING  
PROJECTMANAGEMENT  
MAPPING&GIS



# APPENDIX D

Development Plans prepared by Cottee Parker

brazier motti





DEVELOPMENT SUMMARY

SITE AREAS SUMMARY	
ZONE	AREA(m <sup>2</sup> )
STAGE 1	
CHILDCARE	3247
PAD SITE 5	2041
PAD SITE 6	1848
PAD SITE 7	1389
PAD SITE 8	4296
OVERALL TOTAL	12821

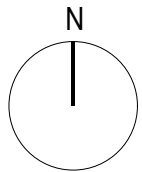
AREAS & CARPARK SUMMARY				
USE	AREA(m <sup>2</sup> )	RATIO	CARS REQUIRED	CARS PROVIDED
STAGE 1				
CHILDCARE	954	REFER TO BELOW	42	28
QSR 4	240	1/20m <sup>2</sup> *	12	20
QSR 5	270*	1/20m <sup>2</sup> *	13.5	20
SERVICE STATION	385	1/25m <sup>2</sup>	15.4	19
TYRE AND AUTO CENTRE	367	1/40m <sup>2</sup>	9.2	12
CARWASH	190	-		12
				111 CARS ON SITE
OVERALL TOTAL	2136		92	111
PARKING RATE FOR CHILDCARE: 1 SPACE PER 6 CHILDREN AND 1 SPACE PER EMPLOYEE				
*REQUIRED BY MAJOR TENANT, COUNCIL RATE FOR FOOD AND DRINK OUTLET IS INDICATED BELOW.				
PARKING RATE FOR FOOD AND DRINK OUTLET: 1/10m <sup>2</sup> FOR PUBLIC AREA, 1/50m <sup>2</sup> FOR FOOD PREPARATION, 1/100m <sup>2</sup> FOR STORAGE				



COTTEEPARKER

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

0 5 10 15 20 25 30 35 40 45 50  
SCALE 1:500 @ A1  
SCALE 1:1000 @ A3



13	STAGE 1 ISSUE	7/11/24	CPA	EB	MC
12	BRIDGESTONE UPDATE	04/11/24	CPA	EB	MC
11	STAGE 2 ISSUE	28/10/24	CPA	EB	MC
10	PROGRESS ISSUE	24/10/24	CPA	EB	MC
09	PROGRESS ISSUE	23/10/24	CPA	EB	MC
08	FOR INFORMATION	17/10/2024	CPA	EB	MC
07	MASTERPLAN PROGRESS ISSUE	27/09/24	CPA	EB	EB
06	FOR INFORMATION	19/09/24	CPA	EB	MC
05	PROGRESS ISSUE	30/08/24	CPA	EB	MC
04	PROGRESS ISSUE	23/08/24	CPA	MC	MC
03	FOR INFORMATION	20/08/24	EB	MC	MC
ISSUE PURPOSE	DATE	D	C	A	

SD

PARKSIDE GREATER ASCOT

DALRYMPLE ROAD, SHAW  
CLIENT - PARKSIDE DEVELOPMENTS

DRAWING TITLE  
STAGE 1 SITE PLAN

JOB No  
6570  
DRAWING No  
SD1002  
ISSUE  
13

BIMcloud: CPACLBIMM01 - BIMcloud/2100/6570 Parkside Greater Ascot Master: 7/11/2024: 4:42 PM











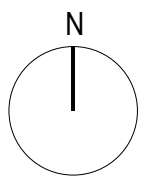
CHILDCARE DEVELOPMENT SUMMARY						
SITE AREA	3247 m <sup>2</sup>					
GFA	954 m <sup>2</sup>					
POPULATION	120 KIDS					
	21 EDUCATORS					
PARKING		Note: 1 car/6 kids required 1 car/FT staff required				
19 VISITORS	28 CARS					
9 STAFF						
ACTIVITY ROOMS	AGE GROUP	KIDS	REQUIRED ACTIVITY ROOM AREA 3.25 m <sup>2</sup> /KID	PROPOSED ACTIVITY ROOM AREA m <sup>2</sup>	REQUIRED OUTDOOR PLAY AREA 7 m <sup>2</sup> /KID	PROPOSED OUTDOOR PLAY AREA m <sup>2</sup>
ACTIVITY ROOM 1	0-24 MONTHS	12	39	44	252	278
ACTIVITY ROOM 2	0-24 MONTHS	12	39	40		
ACTIVITY ROOM 3	15-24 MONTHS	12	39	40		
ACTIVITY ROOM 4	2-3 YEARS	20	65	67	280	282
ACTIVITY ROOM 5	2-3 YEARS	20	65	66		
ACTIVITY ROOM 6	3-4 YEARS	22	72	72	308	342
ACTIVITY ROOM 7	4-5 YEARS	22	72	72		
TOTAL	TOTAL	120	390	401	840	902



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ABN 77 010 924 106  
COTTEEPARKER.COM.AU

0 2 4 6 8 10 12 14 16 18 20  
SCALE 1:200 @ A1  
SCALE 1:400 @ A3



07	STAGE 1 ISSUE	7/11/24	CPA	EB	MC
06	FOR INFORMATION	17/10/2024	CPA	EB	MC
05	FOR INFORMATION	19/08/24	CPA	EB	MC
04	PROGRESS ISSUE	30/06/24	CPA	EB	MC
03	PROGRESS ISSUE	23/06/24	CPA	MC	MC
02	FOR INFORMATION	20/08/24	EB	MC	C
01	FOR INFORMATION	26/06/2024	EB	MC	
ISSUE	PURPOSE	DATE	D	C	A

SD

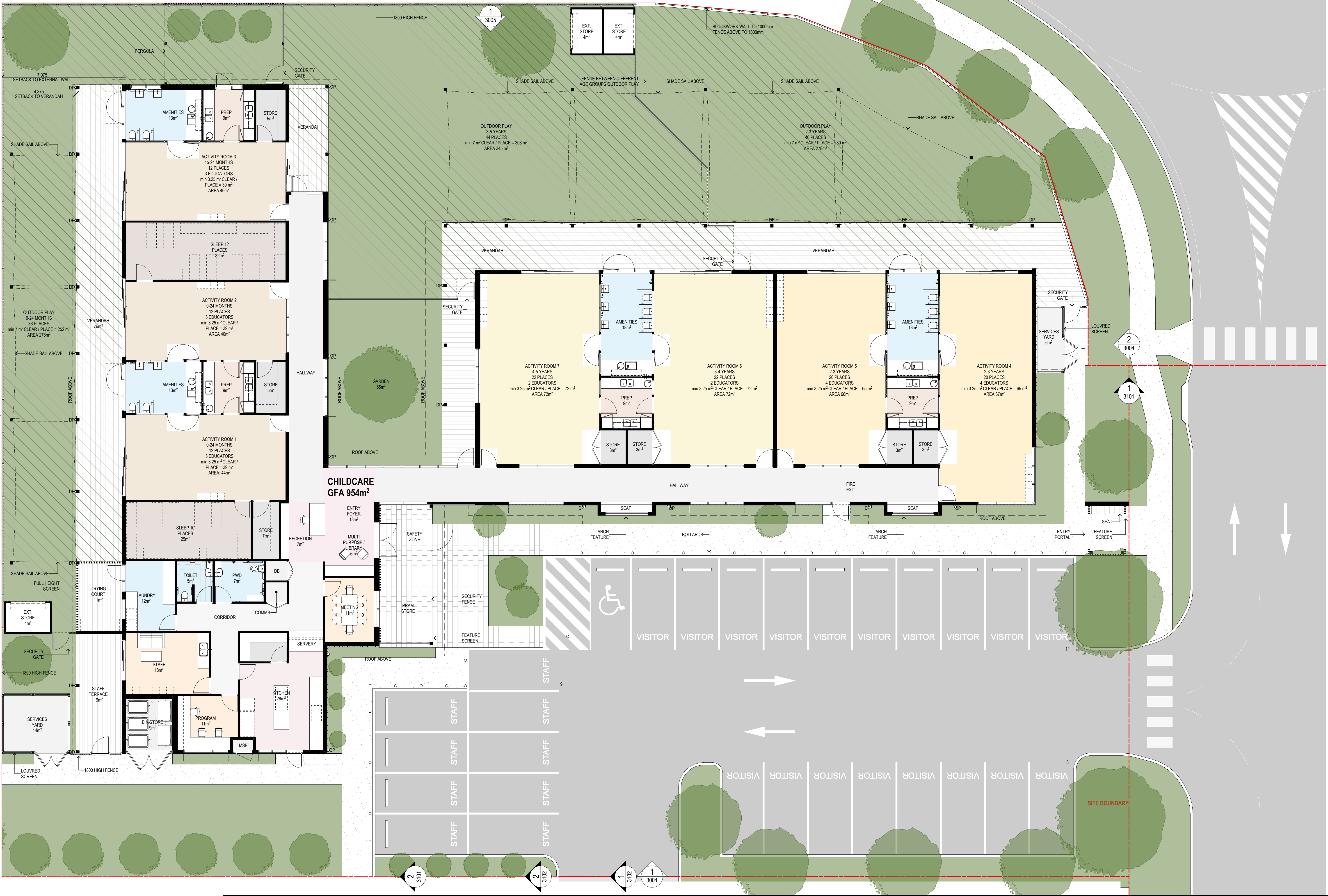
PARKSIDE GREATER ASCOT

DALRYMPLE ROAD, SHAW  
CLIENT - PARKSIDE DEVELOPMENTS

DRAWING TITLE  
CHILDCARE SITE PLAN

JOB No 6570  
DRAWING No SD1101  
ISSUE 07

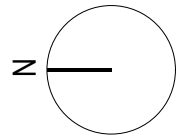




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T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

SCALE 1:100 @ A1  
SCALE 1:200 @ A3



BIMcloud: CPACLBIMM01 - BIMcloud/2100/6570 Parkside Greater Ascot Master: 7/11/2024: 12:02 PM

PARKSIDE GREATER ASCOT

DALRYMPLE ROAD, SHAW  
CLIENT - PARKSIDE DEVELOPMENTS  
DRAWING TITLE

CHILDREAN FLOOR PLAN

ISSUE PURPOSE  
SD

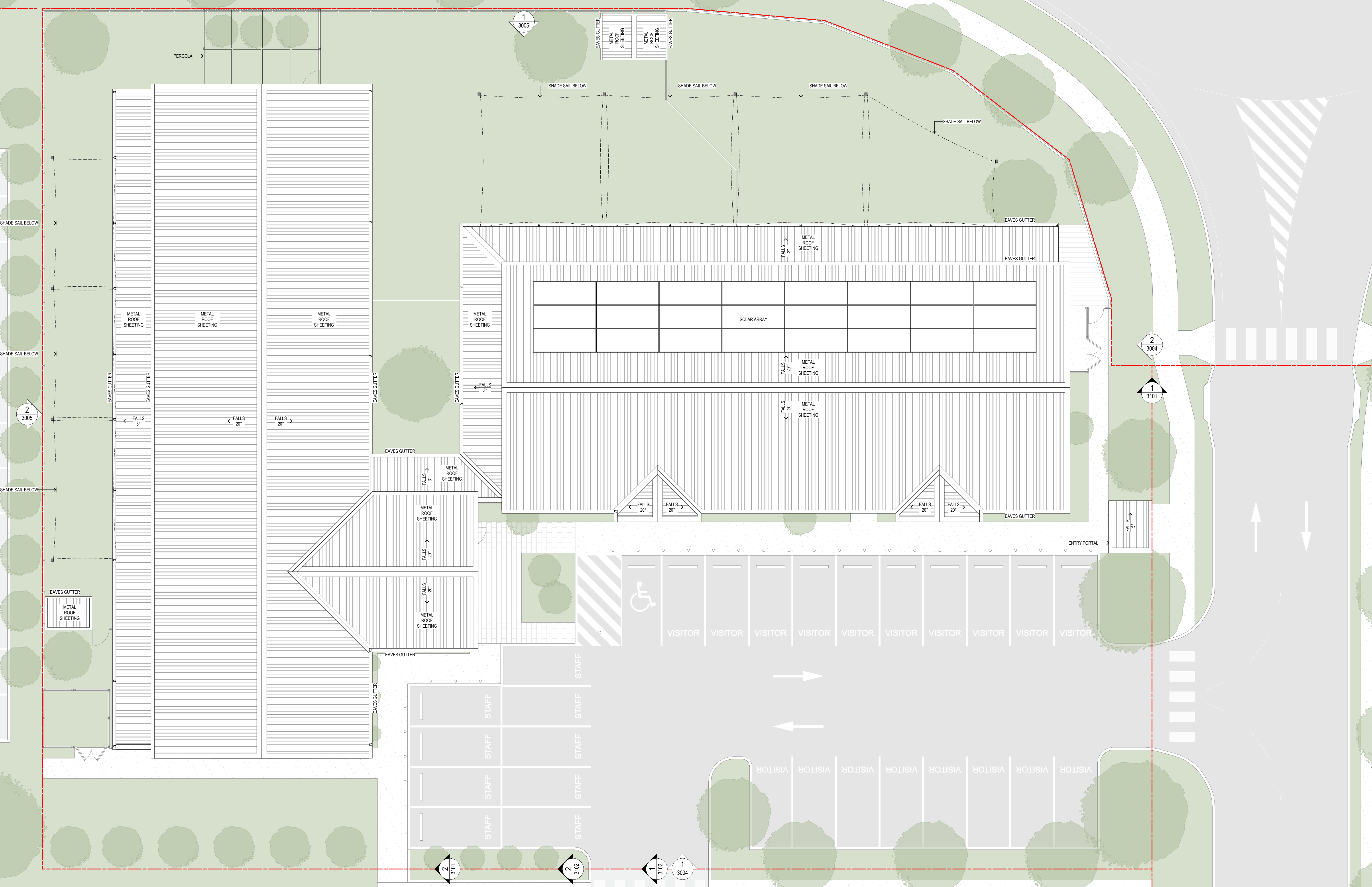
DATE D C A

JOB No  
6570

DRAWING No  
SD2001

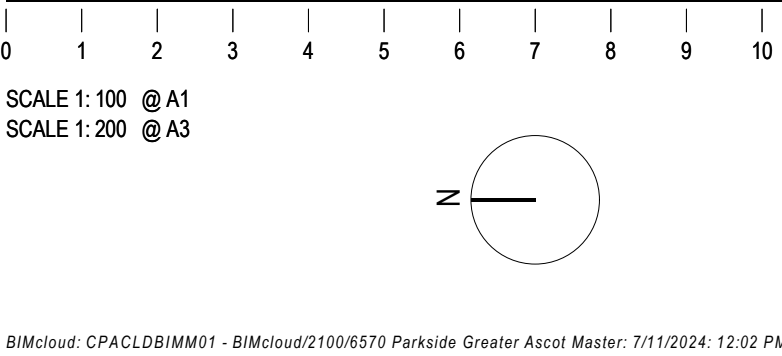
ISSUE  
07





COTTEEPARKER 

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU



BIMcloud: CPACLBIMM01 - BIMcloud/2100/6570 Parkside Greater Ascot Master: 7/11/2024: 12:02 PM

PARKSIDE GREATER ASCOT

DALRYMPLE ROAD, SHAW  
CLIENT - PARKSIDE DEVELOPMENTS

DRAWING TITLE  
**CHILDCARE ROOF PLAN**

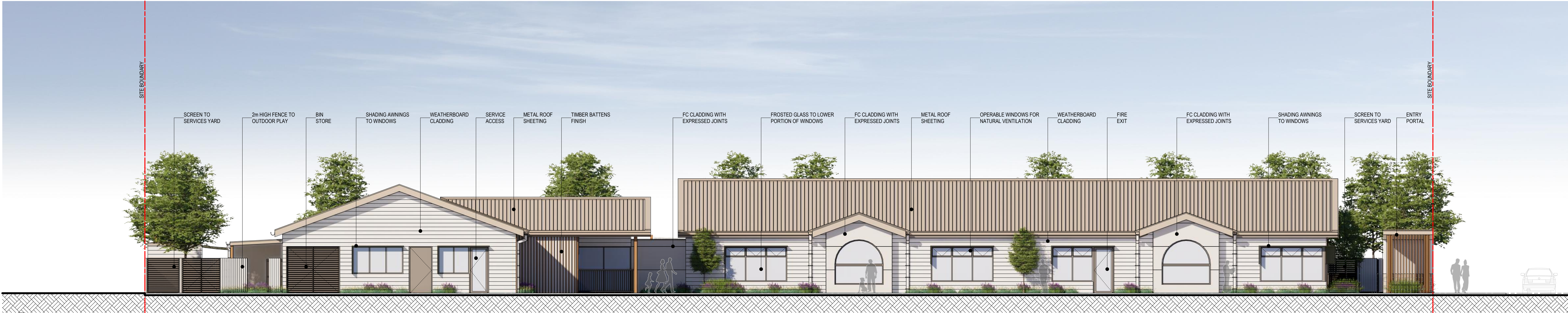
ISSUE PURPOSE  
**SD**

JOB No  
**6570**

DRAWING No  
**SD2002**

ISSUE  
**06**



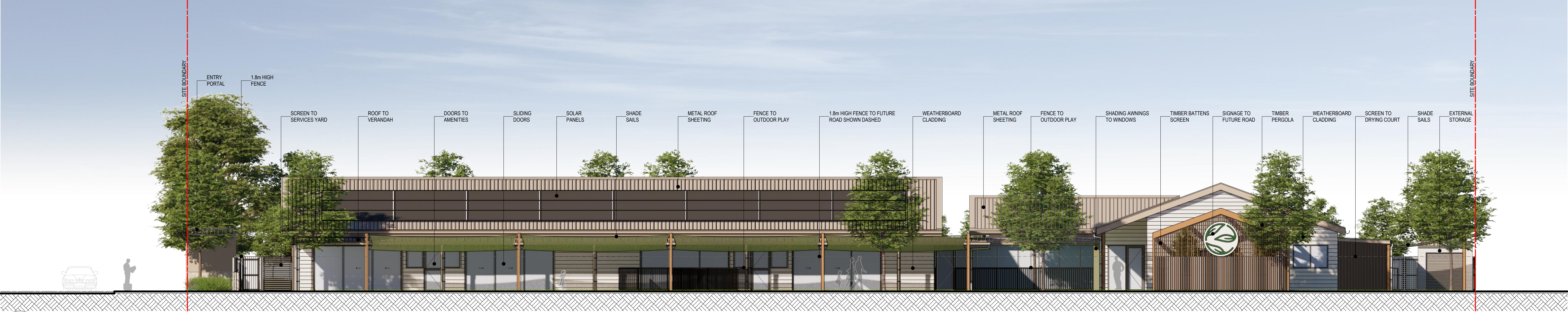


1 CHILD CARE WEST ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



2 CHILD CARE SOUTH ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3





1 CHILD CARE EAST ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



2 CHILD CARE NORTH ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3





06	STAGE 1 ISSUE	7/11/24	CPA	EB	MC
05	FOR INFORMATION	17/10/2024	CPA	EB	MC
04	FOR INFORMATION	19/09/24	CPA	EB	MC
03	PROGRESS ISSUE	30/08/24	CPA	EB	MC
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01	FOR INFORMATION	20/08/24	EB	MC	MC
ISSUE	PURPOSE	DATE	D	C	A







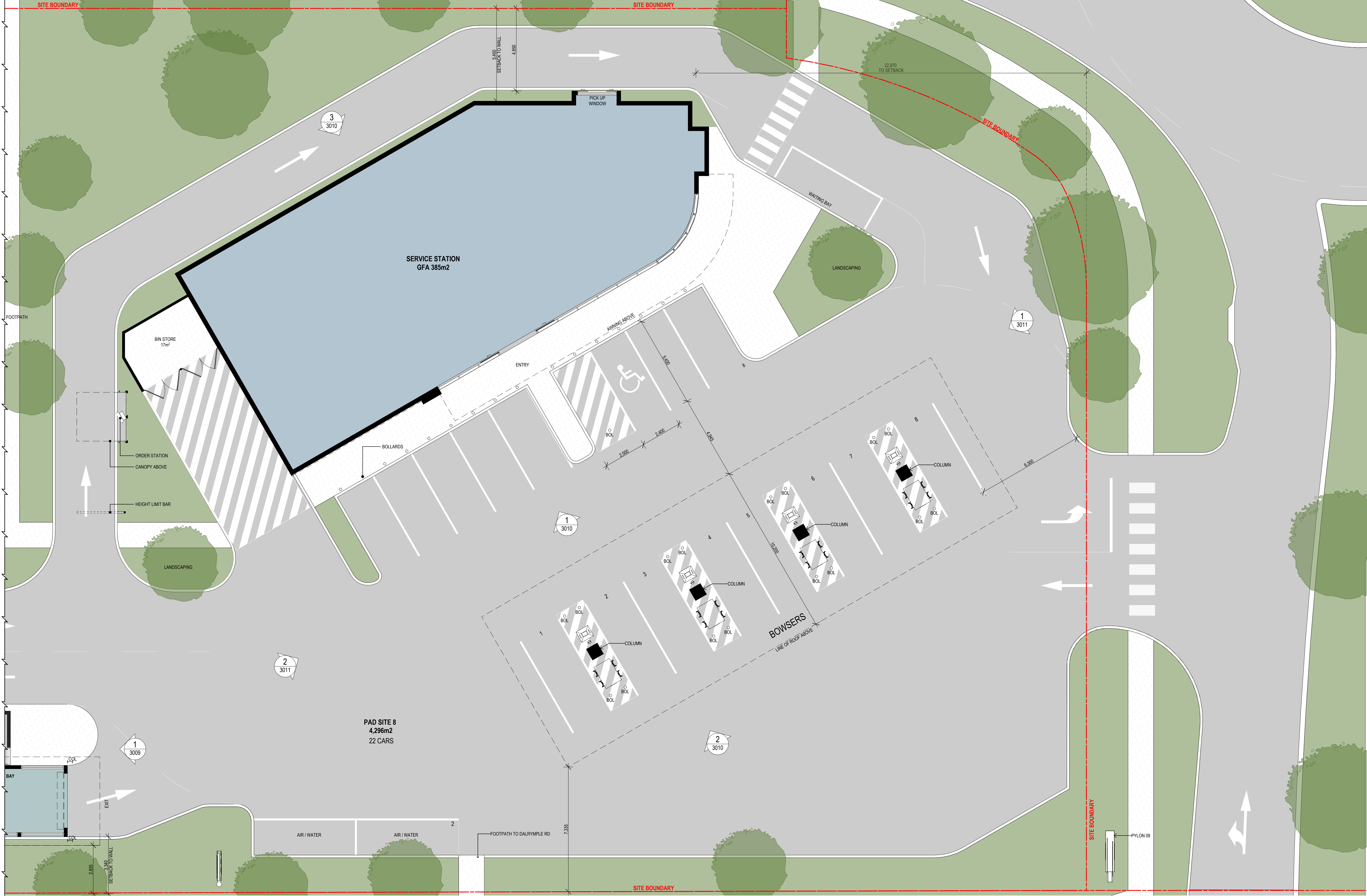






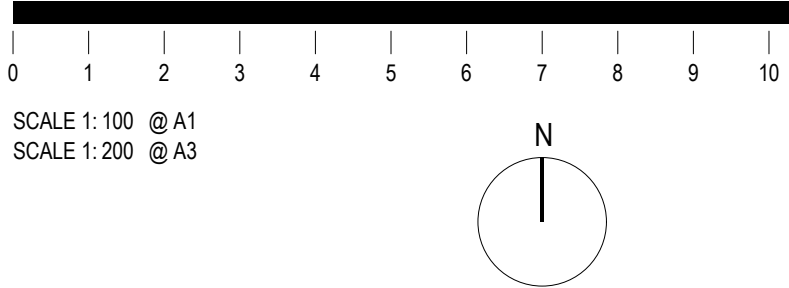


ADJOINS 2008 - CARWASH FLOOR PLAN



COTTEEPARKER  $\phi$

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU



BIMcloud: CPACLDBINM01 - BIMcloud/2100/6570 Parkside Greater Ascot Master: 7/11/2024: 12:02 PM

PARKSIDE GREATER ASCOT

DALRYMPLE ROAD, SHAW  
CLIENT - PARKSIDE DEVELOPMENTS

DRAWING TITLE  
**SERVICE STATION FLOOR PLAN**

JOB No 6570  
DRAWING No SD2009  
ISSUE 03

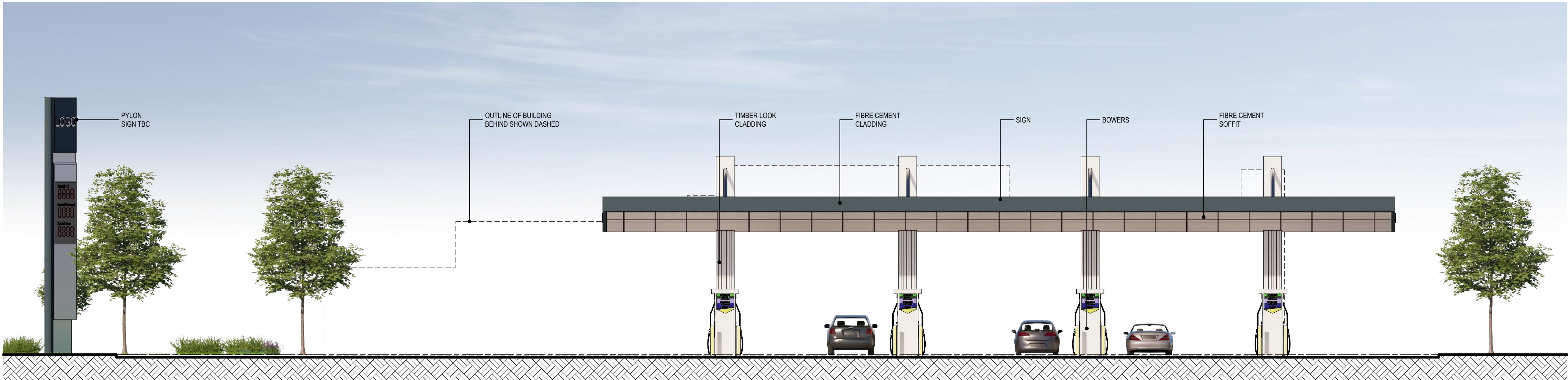
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02	FOR INFORMATION	19/09/24	CPA	EB	MC
01	PROGRESS ISSUE	30/06/24	CPA	EB	MC
ISSUE PURPOSE	DATE	D	C	A	

SD

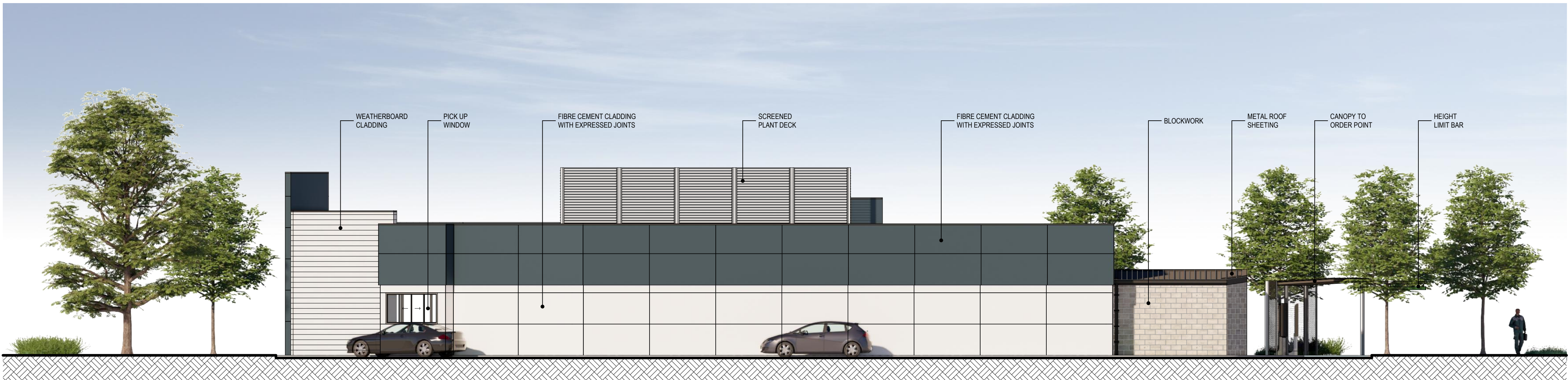




1 SERVICE STATION SOUTH ELEVATION 1  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



2 SERVICE STATION SOUTH ELEVATION 2  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



3 SERVICE STATION NORTH ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

COTTEEPARKER  $\phi$

BRISBANE  
T 61 7 3846 7422  
COTTEE PARKER ARCHITECTS PTY LTD  
ABN 77 010 924 106  
COTTEEPARKER.COM.AU

0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

BIMcloud: CPACLDBINM01 - BIMcloud/2100/6570 Parkside Greater Ascot Master: 7/11/2024: 12:03 PM

PARKSIDE GREATER ASCOT

DALRYMPLE ROAD, SHAW  
CLIENT - PARKSIDE DEVELOPMENTS

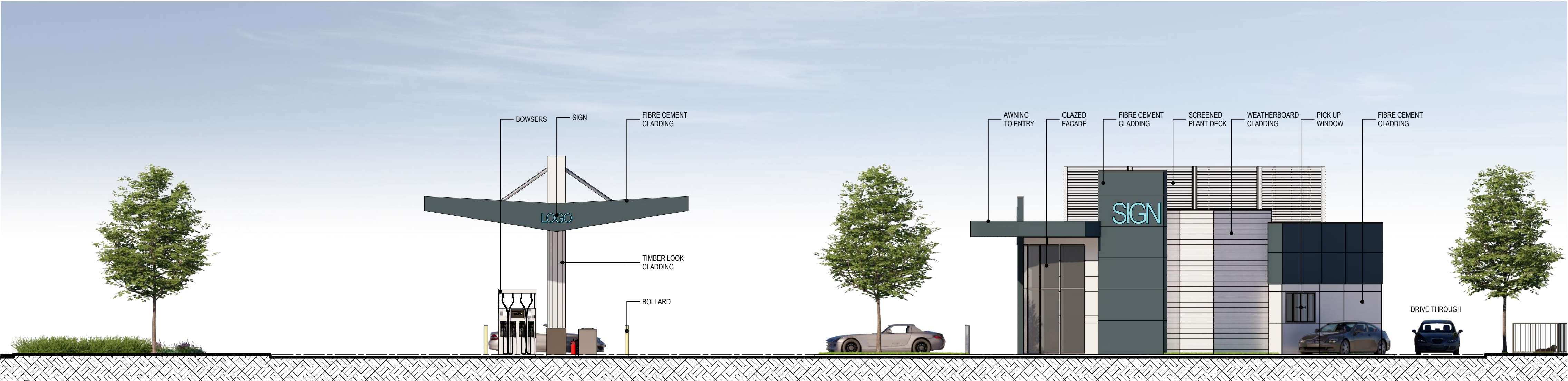
SERVICE STATION ELEVATIONS - SHEET 01

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03	FOR INFORMATION	19/09/24	CPA	EB	MC
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01	PROGRESS ISSUE	23/08/24	CPA	MC	MC
ISSUE PURPOSE	DATE	D	C	A	

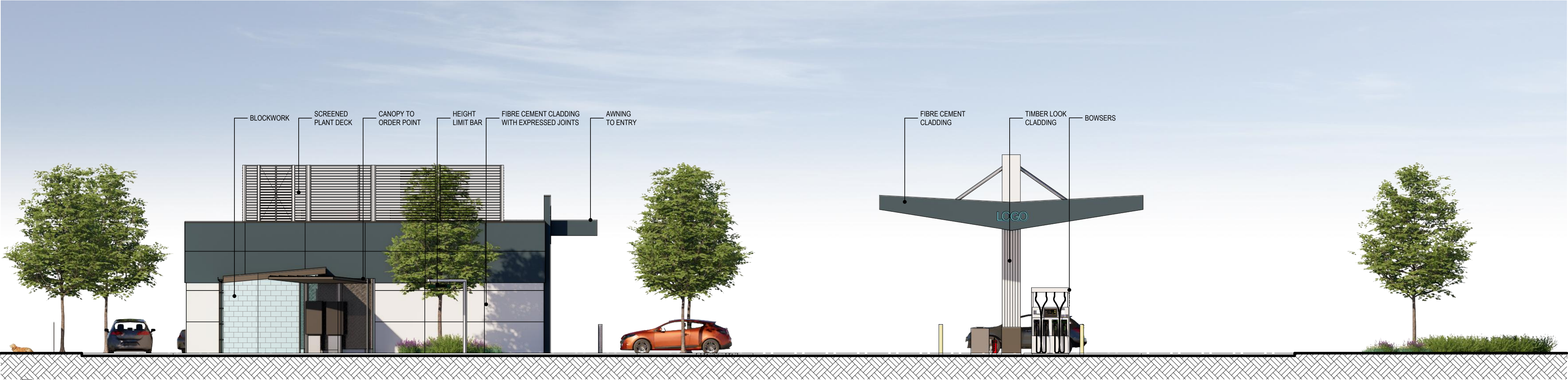
SD

JOB No 6570  
DRAWING No SD3010  
ISSUE 04





1 SERVICE STATION EAST ELEVATION  
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SCALE 1:200 @ A3



2 SERVICE STATION WEST ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3









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PARKSIDE GREATER ASCOT

DALRYMPLE ROAD, SHAW  
CLIENT - PARKSIDE DEVELOPMENTS

03	STAGE 1 ISSUE	7/11/24	CPA	EB	MC
02	FOR INFORMATION	19/09/24	CPA	EB	MC
01	PROGRESS ISSUE	30/06/24	CPA	EB	MC
ISSUE PURPOSE	DATE	D	C	A	

SD

3D DRAWING & RENDERS - SERVICE STATION SHEET 02

JOB No

6570

DRAWING No

SD0214

ISSUE

03









1 CARWASH EAST ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



2 CARWASH NORTH ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



3 CARWASH SOUTH ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3



4 CARWASH WEST ELEVATION  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

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0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100 @ A1  
SCALE 1:200 @ A3

BIMcloud: CPACLDBINMM01 - BIMcloud/2100/6570 Parkside Greater Ascot Master: 7/11/2024: 12:03 PM

PARKSIDE GREATER ASCOT

DALRYMPLE ROAD, SHAW  
CLIENT - PARKSIDE DEVELOPMENTS

DRAWING TITLE  
CARWASH ELEVATIONS

04	STAGE 1 ISSUE	7/11/24	CPA	EB	MC
03	FOR INFORMATION	19/09/24	CPA	EB	MC
02	PROGRESS ISSUE	30/08/24	CPA	EB	MC
01	PROGRESS ISSUE	23/08/24	CPA	MC	MC
ISSUE	PURPOSE	DATE	D	C	A

SD

JOB No

6570

DRAWING No

SD3009

ISSUE

04