



BNC PLANNING
town planning & property development consultants

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

CODE ASSESSABLE MATERIAL CHANGE OF USE

6-8 GRANITE STREET, PICNIC BAY QLD 4819
being
LOT 1 ON RP717421
for
Dual occupancy

Report Matrix

APPLICATION SUMMARY	
Applicant:	S. Braddick C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Impact assessable
Development Description:	Dual occupancy
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Uses/Works:	Dual occupancy
Zoning:	Mixed Use zone
Precincts/Sub-Precincts:	Magnetic Island Village Precinct and Picnic Bay Sub-Precinct
Overlays:	Airport Environs, Coastal Environment, and Flood Hazard Overlay
SITE DESCRIPTION	
Property Address:	6-8 Granite Street, Picnic Bay QLD 4819
Real (Legal) Property Description:	Lot 1 on RP717421
Site Area:	938m ²
Landowner:	SH Braddick PTY LTD (TTE)
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Road Frontage:	Picnic Street and Granite Street

DOCUMENT CONTROL

Prepared by	Client	Report
BNC Planning	S. Braddick	Report No. DA057-17-PR

Version	Date	Author
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1.0 EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for the material change of use to facilitate a Ducal occupancy (2 x 4 bedroom dwelling units). The subject premises is addressed as 6-8 Granite Street, Picnic Bay QLD 4819 more particularly described as Lot 1 on RP717421. The premises is within the Mixed Use zone under the Townsville City Plan 2014 (the planning scheme) and is currently vacant.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *S. Braddick*.

Following a detailed assessment of the proposal against the applicable local and state assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application is therefore required to be approved in accordance with rules of code assessment as established under Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses.

A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	S. Braddick C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of use
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Dual occupancy
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Uses/Works:	Dual occupancy
Zoning:	Mixed Use zone
Precincts/Sub-Precincts:	Magnetic Island Villages Precinct and Picnic Bay Sub-Precinct
Overlays:	Airport Environs, Coastal Environment, and Flood Hazard Overlay
SITE DESCRIPTION	
Property Address:	6-8 Granite Street, Picnic Bay QLD 4819
Real (Legal) Property Description:	Lot 1 on RP717421
Site Area:	938m ²
Landowner:	SH Braddick PTY LTD (TTE)
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2.0 INTRODUCTION

BNC Planning Pty Ltd has been commissioned by *S. Braddick* (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for a Material Change of Use for a Dual occupancy use as described within this planning report.

The land subject of this development application is addressed as 6-8 Granite Street, Picnic Bay QLD 4814 (the Site). This report addresses the merits of the development with regard to the provisions of the Townsville City Plan 2014 (the Planning scheme) and relevant sections of the *Planning Act 2016* (the Act) and *Planning Regulation 2017* (the Regulation).

This report is to be read in conjunction with the maps, plans, drawings, technical reports and other supporting information accompanying this development application. The assessment of the application is to be undertaken in accordance with Section 45(5) of the Act and Sections 30 and 31 of the Regulation. This report provides the Applicant's assessment of the proposed development against these provisions.

3.0 SITE AND LOCALITY

The subject premises is a standard freehold lot addressed at 6-8 Granite Street, Picnic Bay more particularly described as Lot 1 on RP717421. The site is currently vacant and within the Mixed Use zone, Magnetic Island Village precinct and Picnic Bay sub-precinct under the planning scheme. The site forms Stage 2 of a greater multi-dwelling project involving a 4 unit apartment complex on the adjoining land at 10 The Esplanade undertaken by the same applicant/landowner. The greater locality is made up of a range of detached and attached dwellings within close proximity to supporting community and commercial uses within 70m of the Picnic Bay foreshore. Any pertinent existing approvals which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
MCU18/0124 as amended	25 January 2019	Townsville City Council

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	6-8 Granite Street, Picnic Bay QLD 4819
Real (Legal) Property Description:	Lot 1 on RP717421
Site Area:	938m ²
Landowner:	SH Braddick PTY LTD (TTE)
Tenure:	Freehold
Local Government Area:	Townsville City Council
Zoning:	Character residential zone
Precincts/Sub-Precincts:	Magnetic Island Villages Precinct and Picnic Bay Sub-Precinct
Existing Use of Land:	Vacant
Road Frontage:	Picnic Street and Granite Street
Significant Site Features:	The site vacant of built form
Topography:	The site is relatively flat and contains supportive landscaping along boundaries.
Surrounding Land Uses:	Residential and commercial uses

4.0 PROPOSAL SUMMARY

The subject application seeks approval to obtain use rights for a Dual occupancy use at the above-mentioned site. The development proposes two (2) dwelling units over the site consisting of an attached duplex style built form with a shared firewall. The dwellings will be 2 storey with 4-bedrooms each, dedicated outdoor private open space and refuse storage, on-site parking and shared access arrangements.

The attached Plans of Development include in Appendix 3 outline the general site layout and function. The images provided below demonstrate a general outline of the proposal.

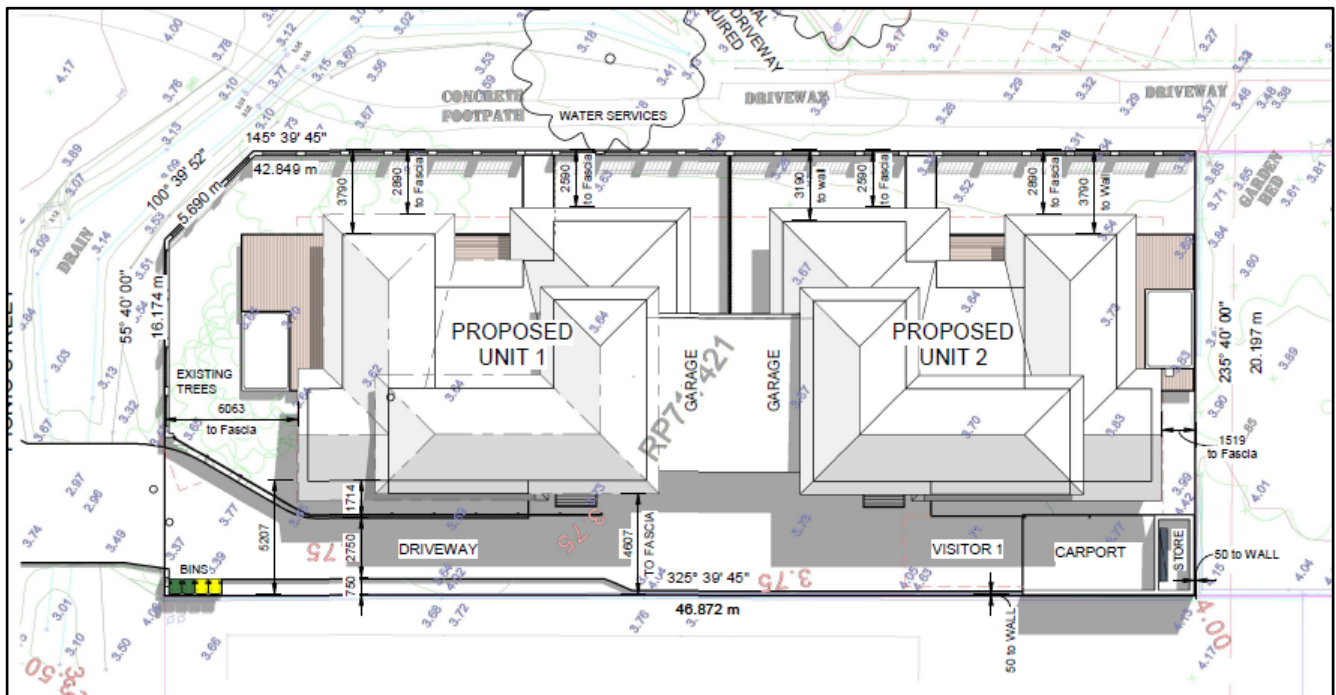


Image 1: Site Plan



Image 2: Dwelling Render

The Planning scheme specifically defines the proposed use(s) as follows:

Dual occupancy: Premises containing two dwellings, each for a separate household, and consisting of:

- *a single lot, where neither dwelling is a secondary dwelling; or*
- *two lots sharing common property where one dwelling is located on each lot.*

The following tables describes the key characteristics of the proposed development:

Table 3.0: Material Change of Use – Proposal summary

MATERIAL CHANGE OF USE	PROPOSED
Use rights:	Dual occupancy
Building height / Storeys:	Two Storeys
Boundary Setbacks	2.59m to Granite Street 6.0m to Picnic Street (~4m to corner truncation) 0m (car port) to Western Side Boundary 0m (car port) to Southern Side Boundary
Site Coverage:	38% Over Whole Site
Gross Floor Area:	Unit 1: 192.97m ² Unit 2: 192.59m ² Total = 385.59m ²

5.0 ASSESSMENT

The proposed material change of use for a Dual occupancy is identified as *impact assessable* in the tables of assessment for the Mixed Use zone. There are no other components of the planning scheme or *Planning Regulation 2016* which change the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole, with specific attention paid to the strategic framework, the zone code and the relevant overlay and development codes.

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

State Planning Policy

Townsville City Plan 2014 confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2014* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

There are no stand-alone components of the North Queensland Regional Plan which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the Planning Regulation 2017, the development application does not trigger referral agency involvement.

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Townsville City Plan 2014 and there are no other identified applicable local planning instruments.

Townsville City Plan 2014

The Townsville City Plan 2014 (the planning scheme) includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Mixed use zone; and
- Categories of development and assessment – Overlays.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning scheme:	The planning scheme as a whole Specific attention paid to: Strategic Framework Mixed Use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code Airport environs overlay code Coastal environment overlay code Flood hazard overlay code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- Consistent with the Strategic Framework;
- consistent with the purpose of the Mixed Use zone;
- compliant with all other applicable codes; and
- reflective of the land use and development intent for the locality.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

5.2.1 Strategic Framework

The Strategic Intent and the Strategic Framework (the Framework) are a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into 4 themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

The tables below demonstrate how the proposal satisfies the most applicable lower order components of the City Plan 2014. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each code has been satisfied by addressing each Acceptable Outcome individually. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the “Purpose” of the code was inherently satisfied, as is the Strategic Framework for the City Plan 2014 as a whole.

5.2.2 Mixed Use Zone Code

Purpose

The proposed Dual occupancy use is consistent with the propose and overall outcomes of the Mixed use zone code. Specifically, the development provides a residential use that contributes to the mixture of development within the precinct and widens the range of activities in the local area, as intended by the zone code. The site provides a strong interface with the surrounding commercial uses to maintain the mixed use character, retaining street parking, pedestrian footpath and existing trees in the street frontage. Particularly regarding the site’s local precinct, the proposed building design of the dwellings have been articulated with a variety of materials and finishes to create an attractive residential frontage, complimented by pedestrian linkages and the tropical island setting. With regard to setting, the development is seen as Stage 2 of the adjoining multiple dwelling development and as such it is reasonable to consider as part of the delivery of 6 dwelling units to the locality, noting that multiple dwelling outcomes are code assessable and specifically supported in this zone.

Acceptable outcomes/Performance outcomes

The proposed development is able to objectively satisfy the outcomes and purpose of the zone code. This is evident from the plans of development provided in support of this development application. Given the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

Performance outcomes	Acceptable outcomes	Justification
For accepted development subject to requirements and assessable development		
PO2 <i>Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.</i>	A02 <i>Any residential uses are located above or behind ground storey retail, commercial or community uses.</i>	The site will remain pedestrian focused with retained street parking, pedestrian footpath and no new crossovers to Granite Street. Complies with PO12.
PO3 <i>Residential uses within the centre</i>	A03.1 <i>Windows, balconies, and terraces of a dwelling unit are screened where</i>	Develop does not involve windows, balconies, or terraces that can overlook habitable rooms.

are provided with a reasonable level of privacy.	overlooking a habitable room or private open space of another dwelling within 9m.	Complies with PO3.
	A03.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.	
PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	A04 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: (a) a minimum area of 9m ² ; (b) a minimum dimension of 3m; and (c) clear of any utilities such as gas, water tanks and air conditioning units.	All dwellings are provided with dedicated open space that is directly accessible to a habitable room. Complies with PO4.
Built Form		
PO6 Built form is generally low to medium rise.	A06 All buildings and structures do not exceed 3 storeys in building height, except where stated otherwise for a particular precinct.	All dwellings are 2 storeys in height. Complies with A06.
PO7 Built form provides for a sensitive transitioning in height and scale from surrounding land uses.	No acceptable outcome is nominated.	Surrounding land uses are 1 storey in height, which is compatible with the proposed 2 storey dwellings. Complies with PO7.
PO8 Development contributes to an attractive, coherent and integrated streetscape, by: (a) ensuring buildings assist in defining and enclosing the street frontage; (b) improving the continuity of built form; and (c) using complementary landscaping and streetscape treatments.	No acceptable outcome is nominated.	The site will remain an attractive, coherent and integrated streetscape, by retained street parking, pedestrian footpath, existing frontage trees and no new crossovers to Granite Street. The dwellings maintain a consistent front setback to Granite Street and landscaping and open space at the street frontages. Complies with PO8.
PO9 Built form is designed to: (a) create a pedestrian rather than car oriented street frontage; (b) break down the facade into finer scaled components; and (c) avoid large expanses of blank walls oriented to the street.	A09.1 Buildings are built to the street frontage and provide an awning over the full width of the footpath, except where stated otherwise for a particular precinct.	As dwellings, the provided front setback is appropriate to maintain residential amenity, where being built to boundary with a footpath awning is more appropriate for a commercial use. Complies with PO9.
	A09.2 Parking is provided to the side or the rear of buildings or below ground level, and is not located along the street frontage.	All parking is proposed behind the building. Complies with A09.2.
	A09.3 Entrances to buildings face the street and any public space to which the building has frontage.	Dwellings directly face Granite Street. Complies with A09.3.
	A09.4 The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.	No wall exceeds 15m without a change in plane of at least 0.75m. Complies with A09.4.
	A09.5 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.	The frontages of the dwellings consist of decks/porches/patios that can be opened to the outdoors with large louver walls, and large louver windows that face the street. Complies with A09.5.

Magnetic Island Villages Precinct		
PO21 <i>Convenient and legible connections are provided for pedestrians and cyclists to the precinct, particularly having regard to linkages to the bay foreshore, residential areas in the community and the open space network.</i>	<i>No acceptable outcome is nominated.</i>	The development provides for pedestrian and cyclist networks by retaining street parking, pedestrian footpath, and existing frontage trees. Complies with PO21.
PO22 <i>Building design and massing is consistent with the low-density scale of the Magnetic Island character and articulates individual buildings.</i>	A022 <i>Building height does not exceed 2 storeys, or when in the Picnic Bay sub-precinct 3 storeys.</i>	All dwellings are 2 storeys in height. Complies with A022.
PO23 <i>Design and articulation of buildings contribute to the creation of the local Magnetic Island character through:</i> (a) <i>climate-responsive design;</i> (b) <i>natural setting of buildings within the landscape; and</i> (c) <i>maximising views to the bay.</i>	<i>No acceptable outcome is nominated.</i>	The development directly responds to the local Magnetic Island character by: (a) responding to environmental hazards with raised floor levels to minimise impacts on flood and coastal hazard characteristics of the site. (b) The frontage trees on site at the corner of Granite Street and Picnic Street are retained. (c) Dwellings directly face the street. Complies with PO23.
PO24 <i>The design of buildings in this precinct provides for pedestrian-friendly and visually interesting frontages.</i>	<i>No acceptable outcome is nominated.</i>	The development maintains a pedestrian-friendly and visually interesting frontages by retaining street parking, pedestrian footpath, and existing frontage trees. The dwellings maintain a consistent front setback to Granite Street, directly face the street frontages and have landscaping and open space at the street frontages. Complies with PO24.
PO25 <i>Suitable vegetation screening and treatments are provided within the building setback, to minimise the visual impact of the buildings.</i>	<i>No acceptable outcome is nominated.</i>	The development maintains the existing frontage trees at the corner of Granite Street and Picnic Street. Complies with PO25.

5.2.3 Development Codes

5.2.3.1 Healthy Waters Code, Landscape Code, Transport Infrastructure, Access and Parking Code & Works Code

The site has appropriate access to all necessary services and infrastructure to facilitate the development. Each dwelling is provided with standard residential waste disposal bins, stored behind the building with waste collected on a weekly basis by Council. Landscaping will retain the existing trees at the frontage of the Granite Street and Picnic Street. Given solutions are easily achievable for site access, sewerage and water supply, and a design solution is provided for stormwater drainage, it is appropriate for the formalisation of the specifics of these servicing solutions to be addressed through standard conditions of approval.

Car Parking Rationale

The following car parking rationale is provided by the planning scheme for the proposed use:

Dual Occupancy – Two (2) spaces per dwelling unit, which may be provided in tandem, of which one (1) space is to be covered per dwelling unit.

The dwellings are provided with a dedicated garage space each as well as a sheard car port space. This equates to a parking rate of 1.5 per dwelling unit which is commensurate with the multiple dwelling rates and allows for some contribution from the on-street parking along Granite Street.

To supplement the parking provided on-site there is ample existing street parking along Granite Street and pedestrian footpaths that connect to a wide variety of commercial outlets and community spaces in the local area. Public transportation is also available within 75m of the site. These factors reduce the reliance on car ownership for the occupant, and thus reduces the need for car parking spaces on site. For these reasons, the provided car parking on site is anticipated to meet the demand likely to be generated by the development.

The proposed development is able to objectively satisfy the outcomes and purpose of the development codes or compliance can be achieved through the imposition of standard conditions of approval. This is evident from the plans of development provided in support of this development application and the additional technical supporting information. Given the extent to which the proposal objectively satisfies the code, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance.

5.2.4 Overlay Codes

5.2.4.1 Airport Environs Overlay Code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage building heights and uses that have the potential to impact airspace. The proposed development does not exceed the nominated building height and does not involve any activities that would compromise operational airspace. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

5.2.4.2 Coastal Environment Overlay Code

The purpose of the coastal environment overlay code is to manage development outcomes to avoid the risk to people and property. The site is predominately covered by the stormtide inundation medium hazard area. In order to provide the necessary immunity to storm tide inundation and erosion, the floor levels of all habitable rooms must be above the defined storm tide event level, which for the site is RL 4.5m AHD being within 100m of the coastline. This is achieved with the ground floor of the dwellings raised to 4.5m AHD. All buildings have open ground floors that allow for the flow through of storm tide water and are not designed as slab on ground. The open ground floor design of New Lot 2 also contributes to minimising the extent of intensifying the built area within the erosion prone area, and thus minimises the risk of storm tide inundation and erosion of the site.

As such, the proposed development is compatible with the storm tide risk on site and will not worsen the effects or extent of storm tide hazard on people or property. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of

compliance can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development and subject to further operational works design and approval.

5.2.4.3 Flood Hazard Overlay Code

The overlay code is primarily drafted to manage the design and siting of built form to avoid hazards as well as limiting changes to hydrology. Council's revised flood modelling shows significant flooding over the site and surrounding area. In order to raise all habitable rooms at least 300mm above the defined flood level with minimal adverse impacts to the existing flood characteristics of the site, the proposed dwellings will be raised on posts, providing 1.2m clearance from ground level. This provides the necessary immunity from the defined flood level under the planning scheme.

Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development and subject to further operational works design and approval.

5.3 Public Notification

The application is impact assessable and will be subject to public notification in accordance with Part 4 of the Development Assessment Rules.

6.0 CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit to facilitate a material change of use for a Dual occupancy. The subject premises is addressed as 6-8 Granite Street, Picnic Bay QLD 4819 more particularly described as Lot 1 on RP717421. The premises is within the Mixed Use zone under the Townsville City Plan 2014 (the planning scheme) and is currently vacant.

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore required to **approve** the development application pursuant to the rules of impact assessment established under the Act and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

STATEMENT OF REASONS

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development is consistent with the assessment benchmarks. More specifically, the development is consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed land use outcome directly aligns with the Purpose of the zone code.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.

- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal does not undermine the planning scheme.
- The proposal does not establish precedence that could result in the future undermining of the planning scheme.

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

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)	S. Braddick C/- BNC Planning
Contact name (only applicable for companies)	Benjamin Collings
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	enquire@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA057-17
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ 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
		6-8	Granite Street	Picnic Bay
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4819	1	RP717421	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable):

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

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use – Duplex

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

6.4) Is the application for State facilitated development?

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

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

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Duplex	Dual occupancy	2	385.56m ²

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

- ☐ Yes
- ☒ No

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

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

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

Division 2 – Reconfiguring a lot

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

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

--

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

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots:☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

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

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

Hazardous chemical facilities

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

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

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

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

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

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

Environmental offsets

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

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

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

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

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

Water resources

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

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

Waterway barrier works

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

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

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

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

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

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



**Queensland
Government**

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☒ Yes
Note: See the <i>Planning Regulation 2017</i> for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	☒ Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	☒ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

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	

Landowners Consent Form
Planning Act 2016

I/We,

STEVEN BRADDICK

As Director

Being the delegate representative of SH BRADDICK PTY LTD the owner of the premises identified as follows:

6-8 Granit Street PICNIC BAY QLD 4819

Lot 1 on RP717421

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

BNC Planning Pty Ltd

on the premises described above for:

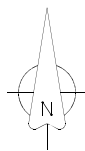
Material Change of Use and Reconfiguring a Lot

.....
Signature of Delegate

24-02-2025
.....
Date

APPENDIX 2

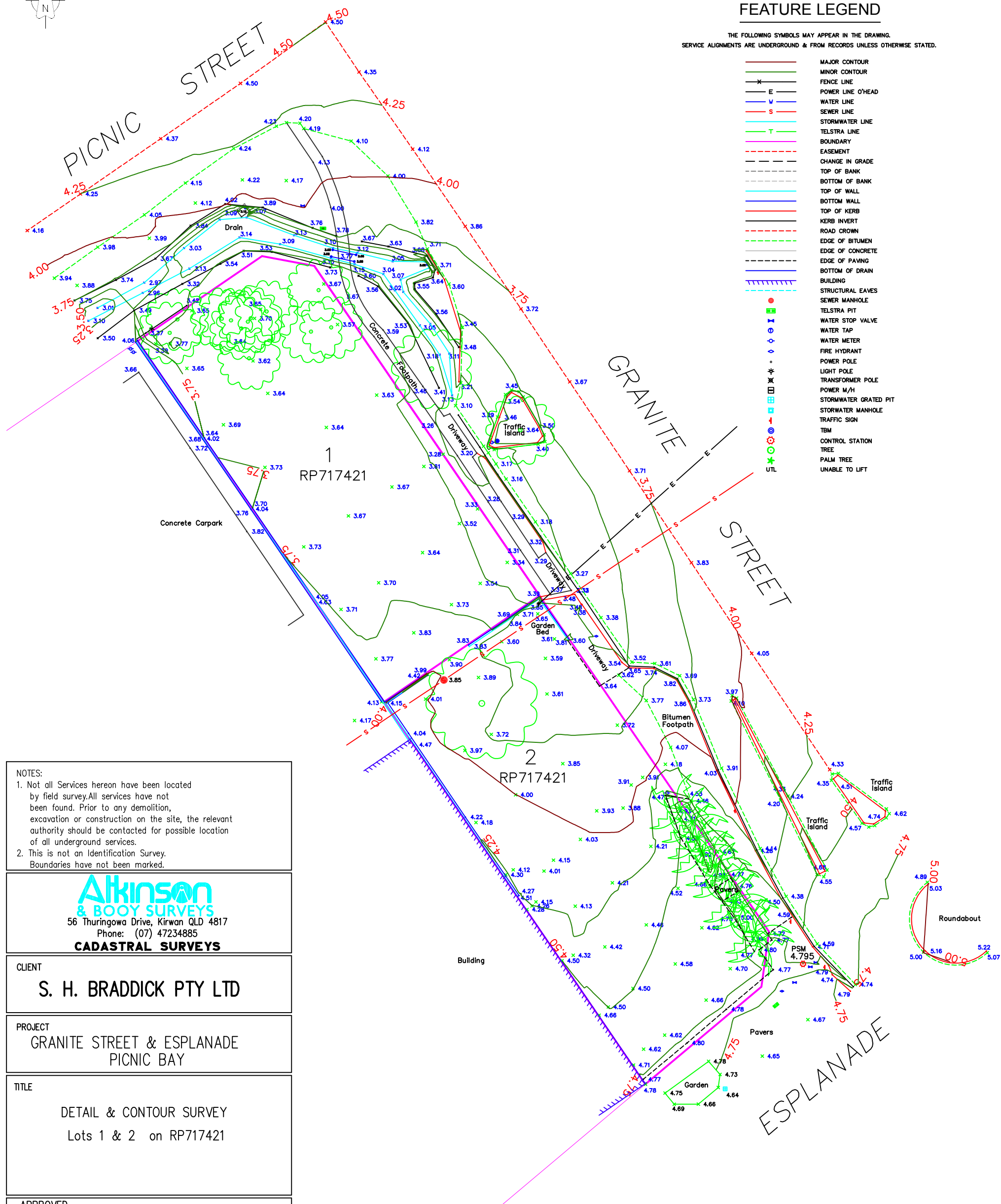
SITE DETAILS



FEATURE LEGEND

THE FOLLOWING SYMBOLS MAY APPEAR IN THE DRAWING.
SERVICE ALIGNMENTS ARE UNDERGROUND & FROM RECORDS UNLESS OTHERWISE STATED.

- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE LINE
- POWER LINE O'HEAD
- WATER LINE
- SEWER LINE
- STORMWATER LINE
- TELSTRA LINE
- BOUNDARY
- EASEMENT
- CHANGE IN GRADE
- TOP OF BANK
- BOTTOM OF BANK
- TOP OF WALL
- BOTTOM WALL
- TOP OF KERB
- KERB INVERT
- ROAD CROWN
- EDGE OF BITUMEN
- EDGE OF CONCRETE
- EDGE OF PAVING
- BOTTOM OF DRAIN
- BUILDING
- STRUCTURAL EAVES
- SEWER MANHOLE
- TELSTRA PIT
- WATER STOP VALVE
- WATER TAP
- WATER METER
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- TRANSFORMER POLE
- POWER M/H
- STORMWATER GRATED PIT
- STORMWATER MANHOLE
- TRAFFIC SIGN
- TBM
- CONTROL STATION
- TREE
- PALM TREE
- UNABLE TO LIFT



NOTES:

- Not all Services hereon have been located by field survey. All services have not been found. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of all underground services.
- This is not an Identification Survey. Boundaries have not been marked.

Atkinson & BOOY SURVEYS

56 Thuringowa Drive, Kirwan QLD 4817
Phone: (07) 47234885

CADASTRAL SURVEYS

CLIENT

S. H. BRADDICK PTY LTD

PROJECT

GRANITE STREET & ESPLANADE
PICNIC BAY

TITLE

DETAIL & CONTOUR SURVEY
Lots 1 & 2 on RP717421

APPROVED

DATE 5/9/2017

THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT THE WRITTEN APPROVAL OF THE PRODUCER.

FILE No 17-130

MERIDIAN IS268112

LEVEL DATUM AHD

REF. BENCH MARK PSM 39342 RL 6.049

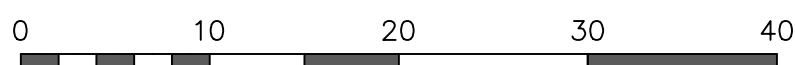
SCALE OF ORIGINAL 1:400 @ A3

DWG. No.

17-130b

SHEET

1 of 1



Aerial

6-8 Granite Street, Picnic Bay QLD 4819

19°10'39"S 146°50'18"E

19°10'39"S 146°50'23"E



19°10'44"S 146°50'18"E

19°10'44"S 146°50'23"E

A product of

Legend located on next page



0 25 metres

Scale: 1:820

Printed at: A4

Print date: 19/2/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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



Queensland
Government

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

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Aerial

6-8 Granite Street, Picnic Bay QLD 4819

 Legend

 Attribution

Local government



Land parcel



Parcel

Land parcel - gt 1 ha



Parcel

Land parcel - gt 10 ha



Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha



Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Land parcel



1RP717421

Roads and tracks



Motorway



Highway



Secondary



Connector



Local



Restricted Access Road



Mall



Busway



Bikeway



Restricted Access Bikeway



Walkway



Restricted Access Walkway



Non-vehicular Track



Track



Restricted Access Track



Ferry



Proposed Thoroughfare

Green bridges



Bridges



Tunnels



Railway stations



Railways



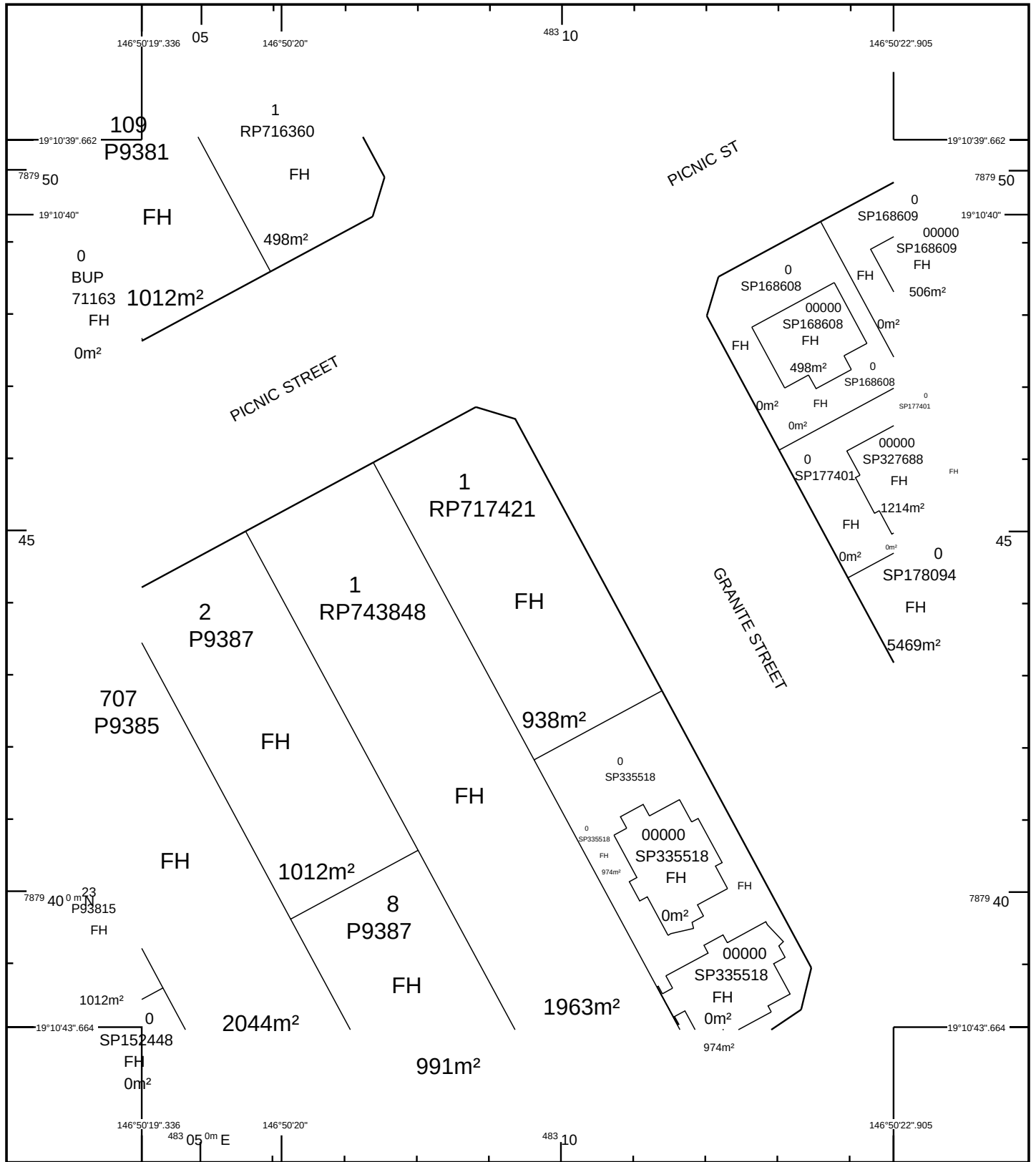
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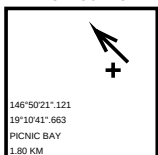
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STANDARD MAP NUMBER
8259-13132

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP717421
Area/Volume	938m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	PICNIC BAY
Segment/Parcel	51532/14

CLIENT SERVICE STANDARDS

PRINTED 19/02/2025

DCDB 18/02/2025

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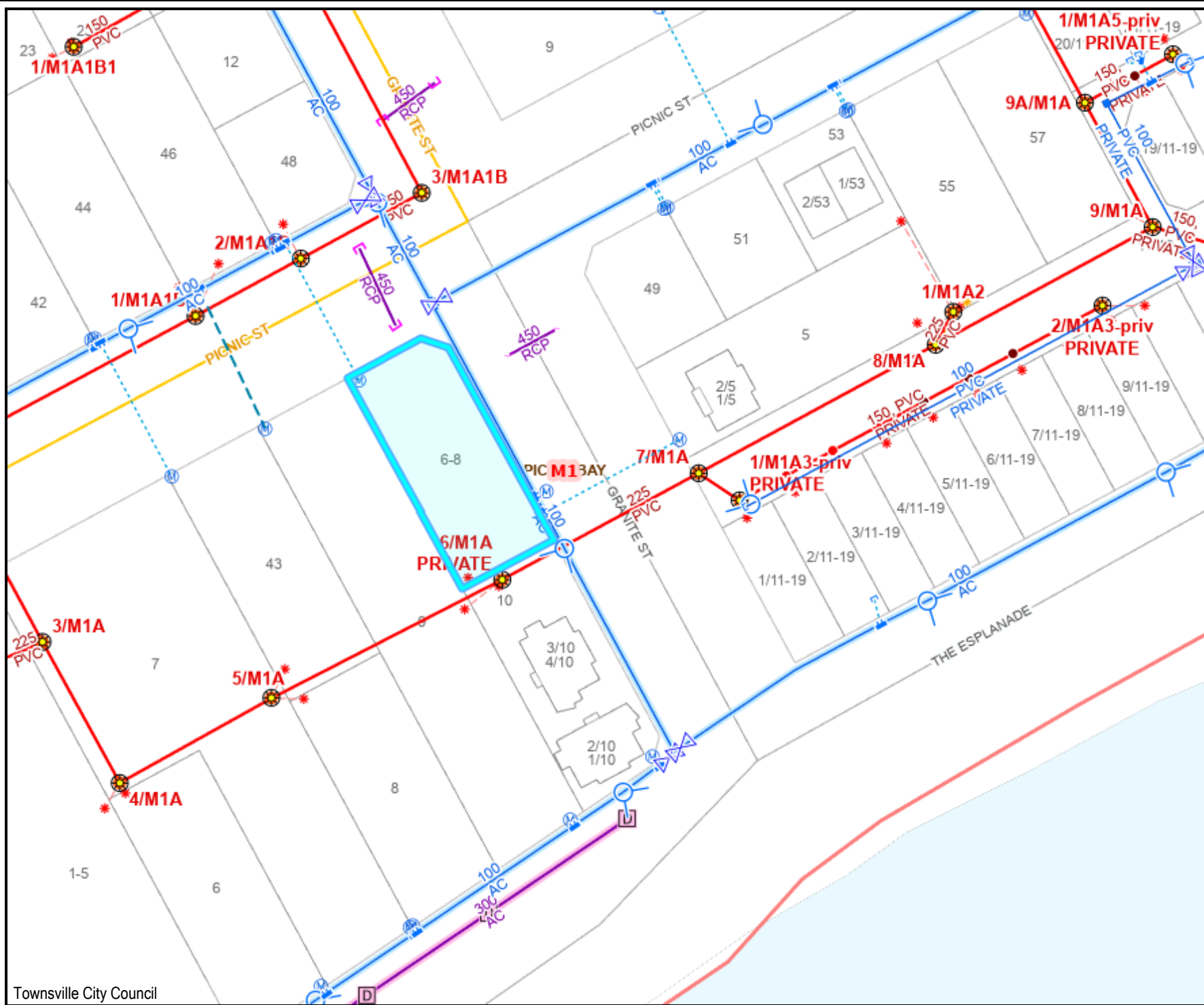
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

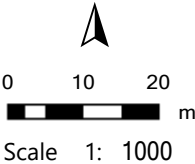
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Services

Legend



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Zoning

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Secondary Road

Trafficable Road

CORE - Suburbs



EXT_CityPlanningScheme_Current

Precincts Labels

Zone Precinct Boundary

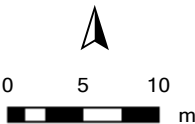


Zoning

Low density residential

Medium density residential

Mixed use

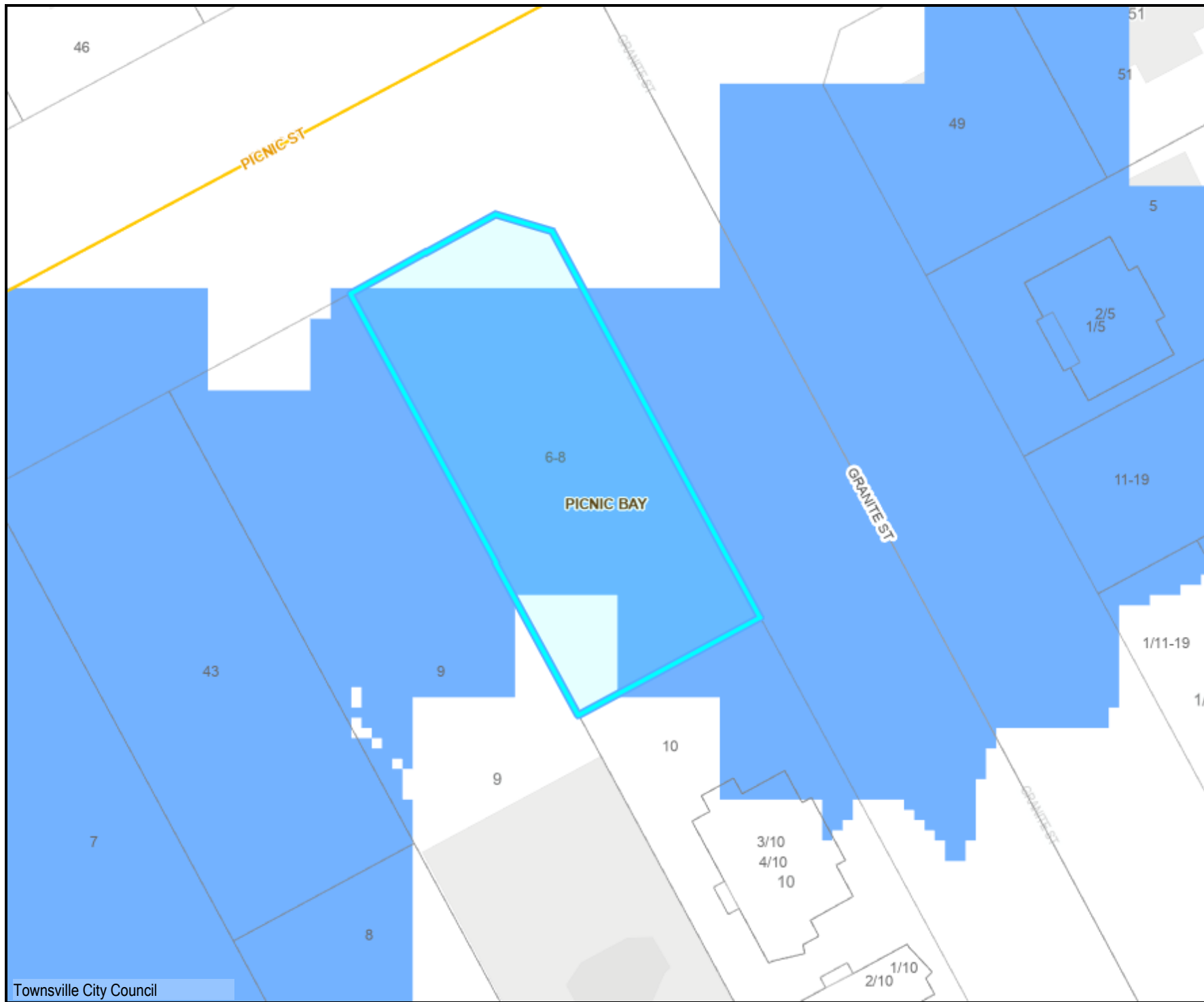


Scale 1: 500

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Coastal Environment Overlay 1

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Secondary Road

Trafficable Road

CORE - Suburbs



EXT_CityPlanningScheme_Current

Stormtide inundation areas (OM-03.1)

Medium hazard

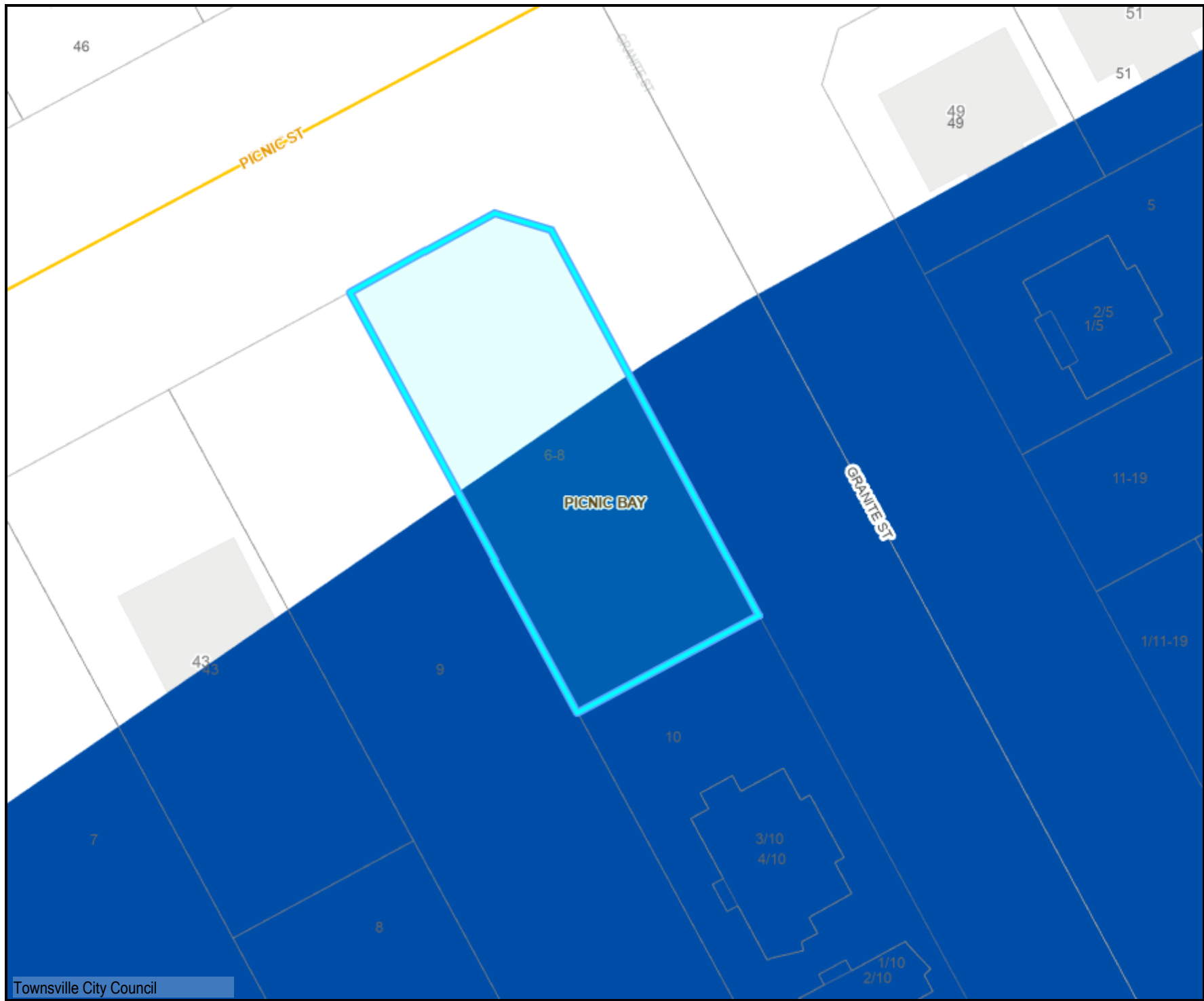


0 5 10
m

Scale 1: 500

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Coastal Environment Overlay 2

Legend

EXT_CORE

CORE - Properties



CORE - Road Corridor Centreline

Secondary Road

Trafficable Road

CORE - Suburbs



EXT_CityPlanningScheme_Current

Erosion prone area (OM-03.3)

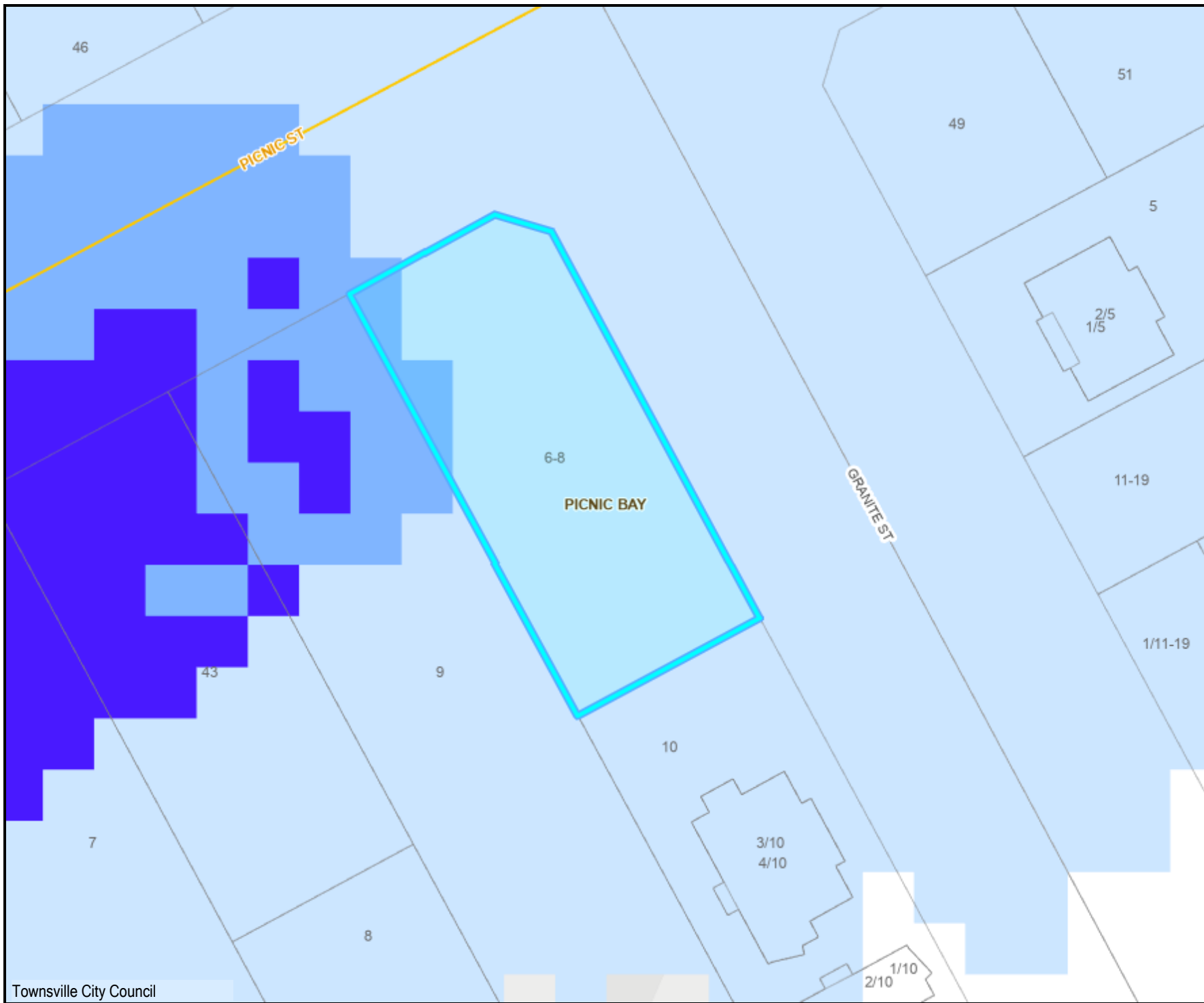


0 5 10
m

Scale 1: 500

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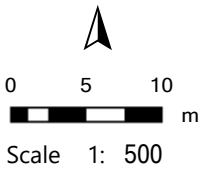




Flood Hazard Overlay

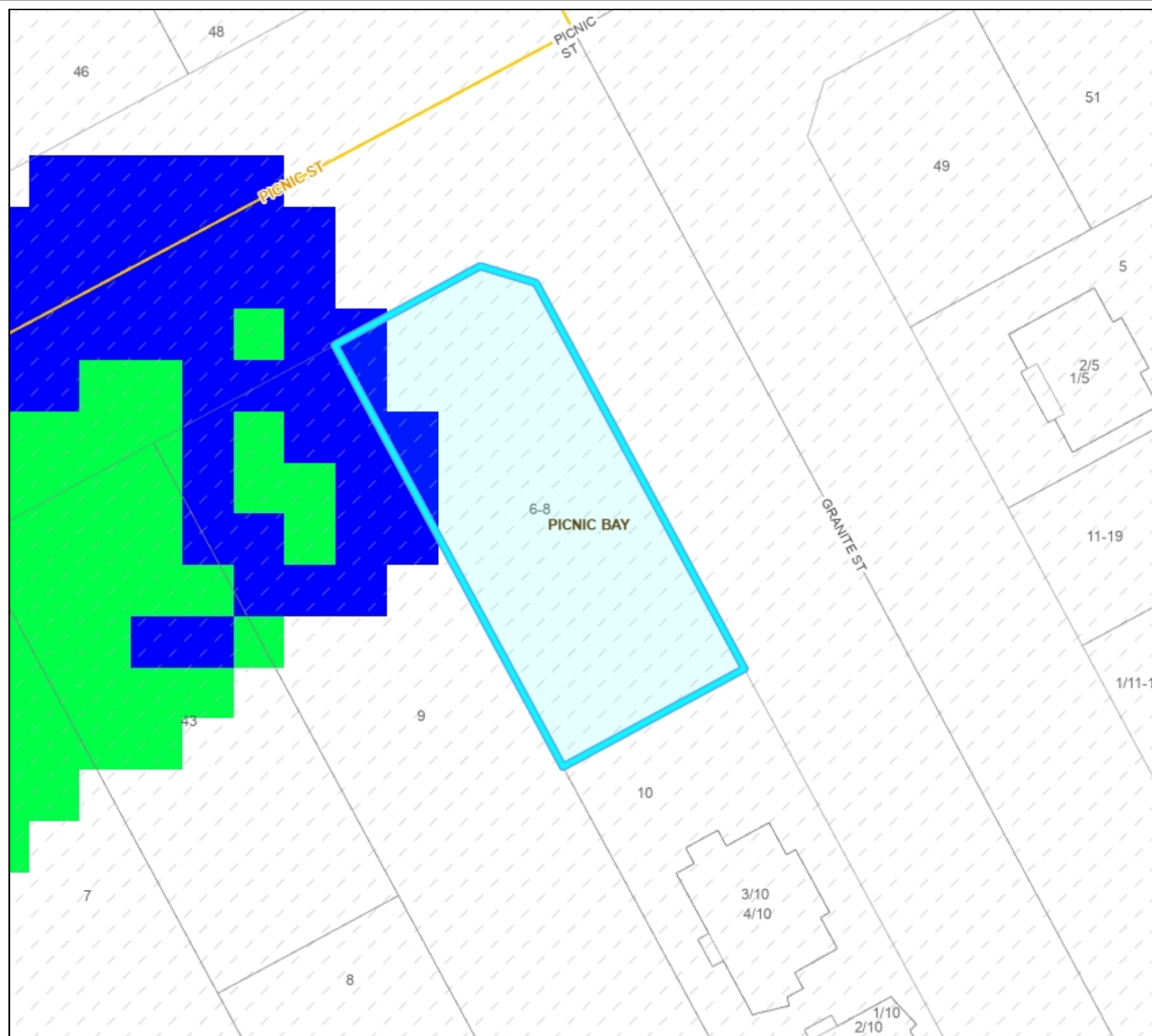
Legend

- EXT_CORE
- CORE - Properties
 - Properties
 - CORE - Road Corridor Centreline
 - Secondary Road
 - Trafficable Road
 - CORE - Suburbs
 - Suburbs
- EXT_CityPlanningScheme_Current
- Flood hazard overlay (OM-06.1)
- High hazard area
 - Medium hazard area
 - Low hazard area



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0 6.4 12.70
Meters

Date: 19/2/2025 2:03 PM

Scale 1: 500

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DISCLAIMER: Visible Scale - 1: 250 - 1: 5,000. The flooding contained in this map does not in itself indicate whether any particular property has or has not been affected by floods. The flooding information depicted shows inundation resulting from rainfall of river flows resulting from rainfall and does not include inundation due to Storm Tide. The council considers that the information presented in the map is the best available at the time of preparation. However the modelling results contained in this map are based upon projections, assumptions and analysis about circumstances that may not eventuate, or may eventuate in different combinations and with different outcomes. Because of that, the information in the map is not provided with the intention that persons will rely upon its accuracy or completeness for the purpose of making decisions with financial or legal implications. Neither the council nor its officers will be liable in contract, negligence or otherwise for the consequences of any deficiency, inaccuracy or error in the map or for the consequences of any person relying upon the map. The Flood Study Areas layer indicates the date of the flood study that has generated the flood map data. Infrastructure constructed since the completion of a flood study has the potential to alter flood levels and extents to those shown.



APPENDIX 3

PLANS OF DEVELOPMENT

DUAL OCCUPANCY BUILDING
FOR S & J BRADDICK
LOT 1 GRANITE ST.
PICNIC BAY

DRAWING LIST		
SHEET No.	SHEET NAME	ISSUE
DA1	COVER	G
DA2	SITE PLAN	G
DA3	GROUND FLOOR - UNIT 1	G
DA4	FIRST FLOOR - UNIT 1	G
DA5	GROUND FLOOR - UNIT 2	G
DA6	FIRST FLOOR - UNIT 2	G
DA7	ELEVATIONS	G
DA8	ELEVATIONS	G
DA9	ELEVATIONS	G



BUILDING DESIGN
MEDIUM RISE
QBCC LIC.- No. 15212191
NOTE: DRAWINGS IN
PDF FORMAT MAY NOT
BE TO CORRECT SCALE



448 BAYSWATER ROAD
MT LOUISA
PO Box 7645 GARBUTT 4814
PH: 07 47743314
admin@gvdbuildingdesign.com.au

AMENDMENTS	No.	Description	Date	Issued
	D	NEW 2 UNIT DESIGN	22.5.25	GVD
	E	NEW 2 UNIT DESIGN - REV	2.6.25	GVD
	F	NEW UNIT LAYOUT	8.7.25	GVD
	G	Reduced size. Changed roof	23.7.25	GVD

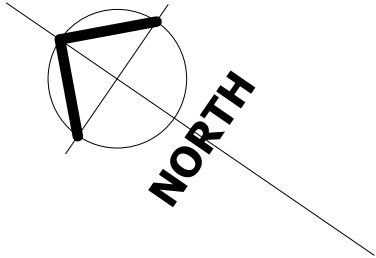
BUILDER:

CLIENT: S. & J. BRADDICK
ADDRESS:
LOT 1 / 6-8 GRANITE ST
PICNIC BAY

DRN: GVD	DATE: 23.7.25	PHASE: DA
ISSUE: G	SCALE:	
SH No: DA1	JOB No: 17069BR	



NORTH POINT



PROPERTY DESCRIPTION

ZONING - MIXED USE. -
SUB PRECINCT - MAGNETIC ISLAND VILAGES -PB

LOT No: 1 on PLAN No: RP717421
PARISH : MAGNETIC COUNTY : ELPHINSTONE
SITE AREA : 938m²
SITE COVER : 38%

1% AEP FLOOD ASSESSMENT

FLOOR LEVELS IN ACCORDANCE WITH TCC CITY PLAN PART 8.2.6 FLOOD HAZARD OVERLAY. WHERE DEVELOPMENT IS LOCATED WITHIN A HAZARD AREA SHOWN ON OVERLAY MAP OM-06.1:

a) FLOOR LEVELS OF ALL HABITABLE ROOMS ARE A MIN OF 300mm ABOVE THE DEFINED FLOOD LEVEL;
b) FLOOD LEVELS OF ALL NON-HABITABLE ROOMS (OTHER THAN CLASS 10 BUILDINGS) ARE ABOVE THE DEFINED FLOOD EVENT.

FLOOD HAZARD ASSESSMENT: LOW (EXEMPT) / MEDIUM

STORM SURGE ASSESSMENT

FLOOR LEVELS IN ACCORDANCE WITH TCC CITY PLAN PART 8.2.3 COASTAL PROTECTION OVERLAY. WHERE DEVELOPMENT IS LOCATED WITHIN A HAZARD AREA SHOWN ON OVERLAY MAP OM-03.3:

a) HIGH RISK STORM TIDE INUNDATION AREA FLOOR LEVEL MUST BE MIN. 4.5m AHD
b) MEDIUM RISK STORM TIDE INUNDATION AREA FLOOR LEVEL MUST BE MIN. 3.9m AHD

STORM TIDE INUNDATION AREA : HIGH
MIN FLOOR LEVEL : 4.5m AHD

DRIVEWAYS / CROSSOVERS

DRIVEWAYS AND CROSSOVERS WITHIN THE ROAD VERGE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD SPECIFICATIONS AND DRAWINGS. REFER TO LOCAL AUTHORITY FOR REQUIREMENTS.

BUILDING DESIGN
MEDIUM RISE
QBCC LIC.- No. 15212191
NOTE: DRAWINGS IN
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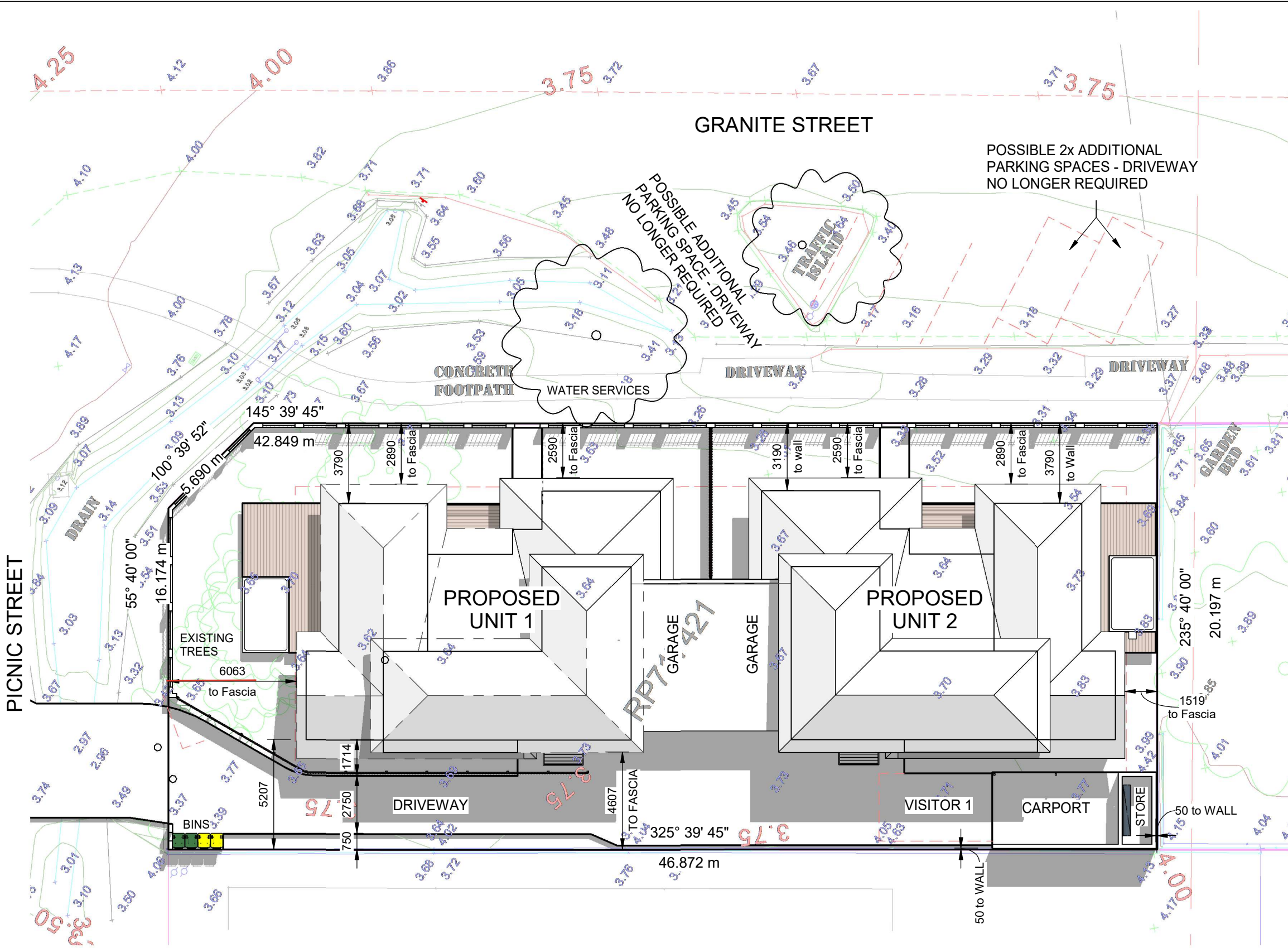
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PH: 07 47743314
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	E	NEW 2 UNIT DESIGN - REV	2.6.25	GVD
	F	NEW UNIT LAYOUT	8.7.25	GVD
	G	Reduced size. Changed roof	23.7.25	GVD

BUILDER:

CLIENT: S. & J. BRADDICK
ADDRESS:
LOT 1 / 6-8 GRANITE ST
PICNIC BAY

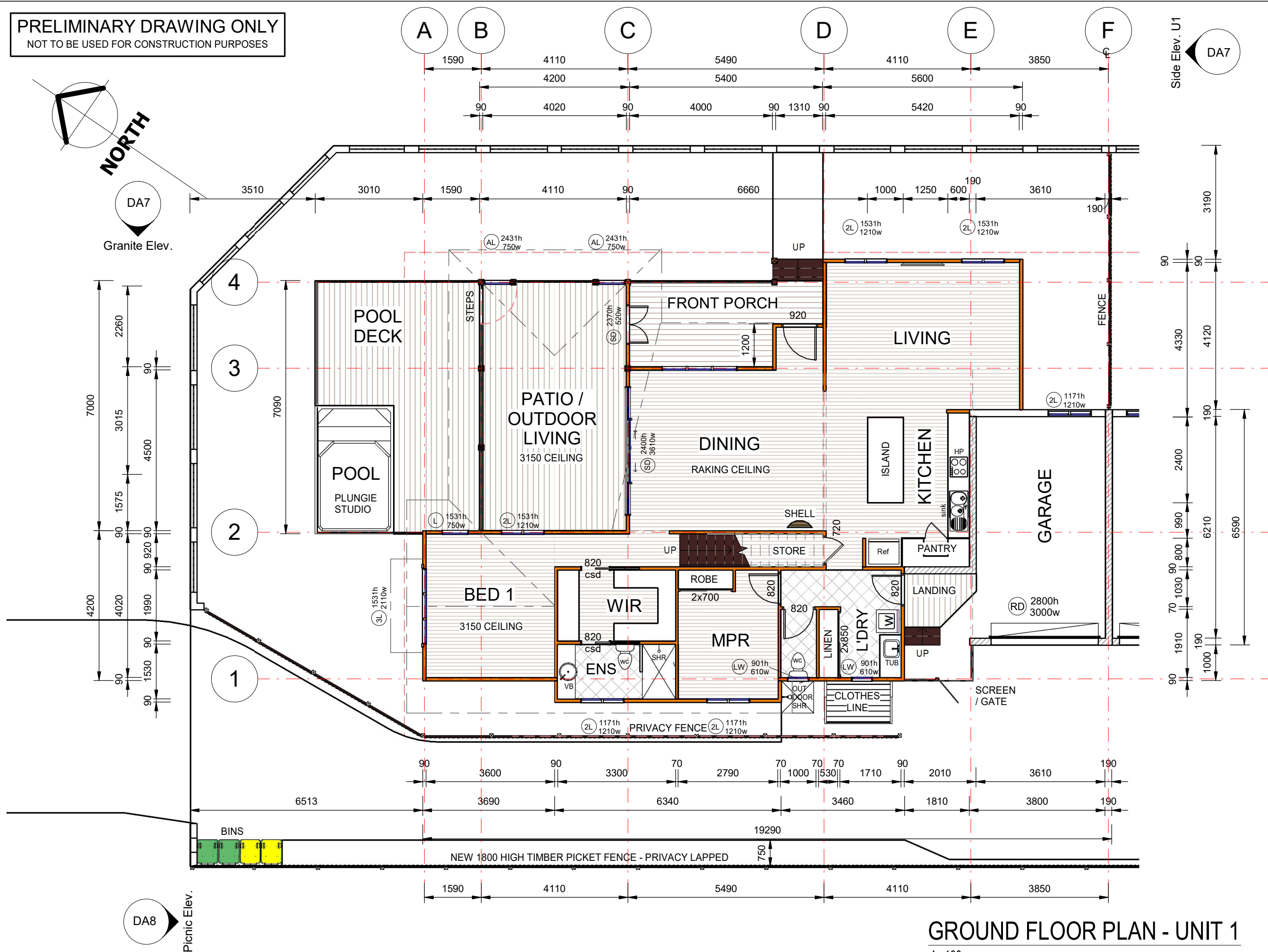
DRN: GVD	DATE: 23.7.25	PHASE: DA
ISSUE: G	SCALE: As indicated	
SH No: DA2	JOB No: 17069BR	



SITE PLAN

1 : 200

PRELIMINARY DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION PURPOSES



GROUND FLOOR PLAN - UNIT 1
1 : 100

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No.	Revision	Date	Issue
D	NEW 2 UNIT DESIGN	22.5.25	GVD
E	NEW 2 UNIT DESIGN - REV	2.6.25	GVD
F	NEW UNIT LAYOUT	8.7.25	GVD
G	Reduced size. Changed roof	23.7.25	GVD

AMENDMENTS:

CLIENT: S. & J. BRADDICK
ADDRESS: LOT 1 / 6-8 GRANITE ST
PICNIC BAY

DRAWN: GVD
ISSUE: G
SH No: DA3
DATE: 23.7.25
SCALE: 1 : 100
PHASE: DA
JOB No: 17069BR

QBCC LIC. No. 15212191
BUILDING DESIGN - MEDIUM RISE

GVD BUILDING DESIGN

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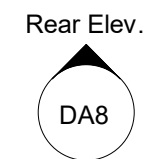


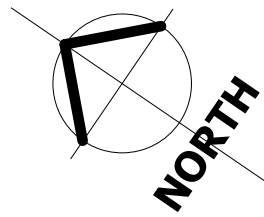
NORTH



AMENDMENTS:







DA9
SIDE 2 - U2

F

P

O

N

M

L

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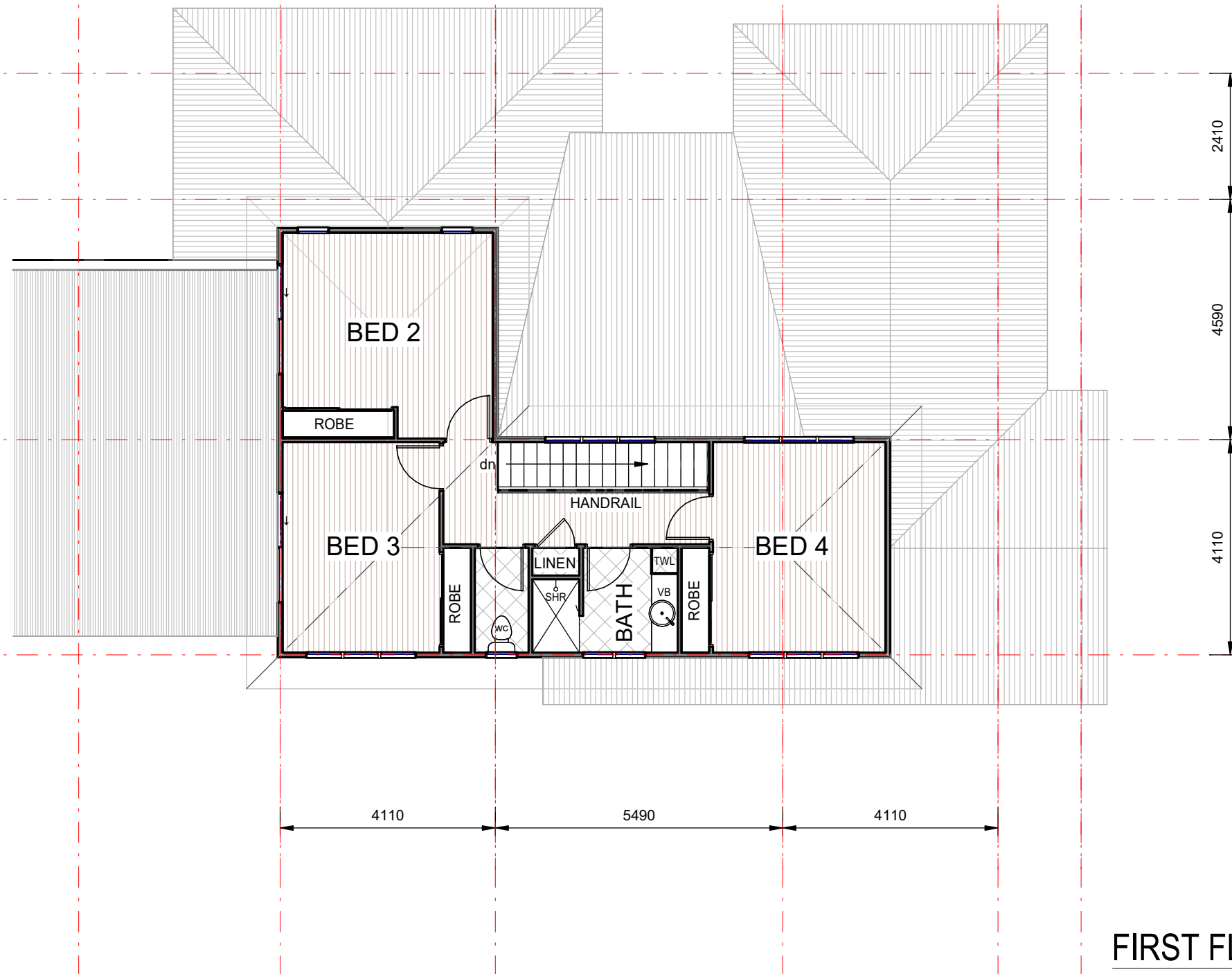
SIDE 1 - U2
DA9

4

3

2

1



Rear Elev.

DA8

FIRST FLOOR PLAN - UNIT 2

1 : 100

BUILDING DESIGN
MEDIUM RISE
QBCC LIC. - No. 15212191
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	G	Reduced size. Changed roof	23.7.25	GVD

BUILDER:

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ADDRESS:
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PICNIC BAY

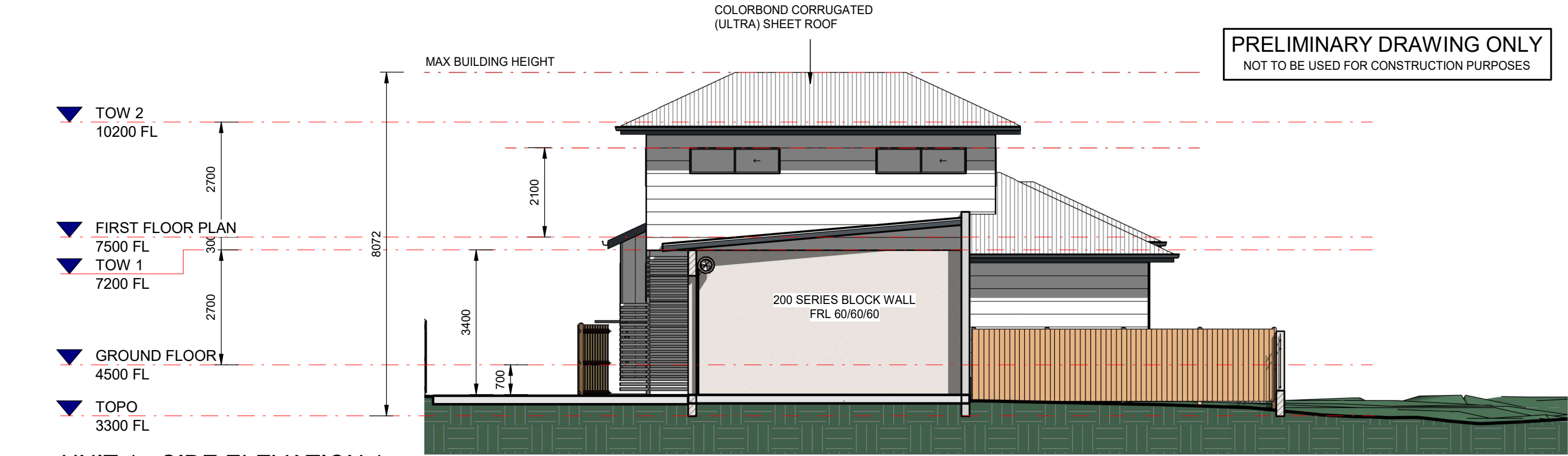
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ISSUE: G	SCALE: 1 : 100	
SH No: DA6	JOB No: 17069BR	

GVD
BUILDING
DESIGN



GRANITE STREET ELEVATION

1 : 125



UNIT 1 - SIDE ELEVATION 1

1 : 100

BUILDING DESIGN
MEDIUM RISE
QBCC LIC.- No. 15212191
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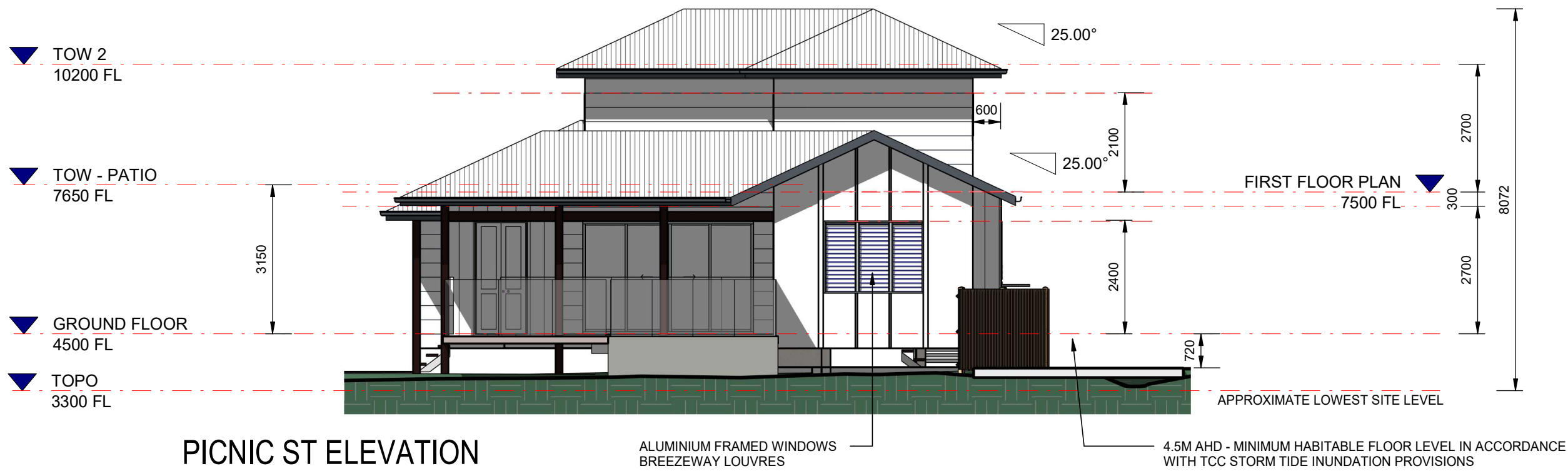
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	E	NEW 2 UNIT DESIGN - REV	2.6.25	GVD
	F	NEW UNIT LAYOUT	8.7.25	GVD
	G	Reduced size. Changed roof	23.7.25	GVD

BUILDER:

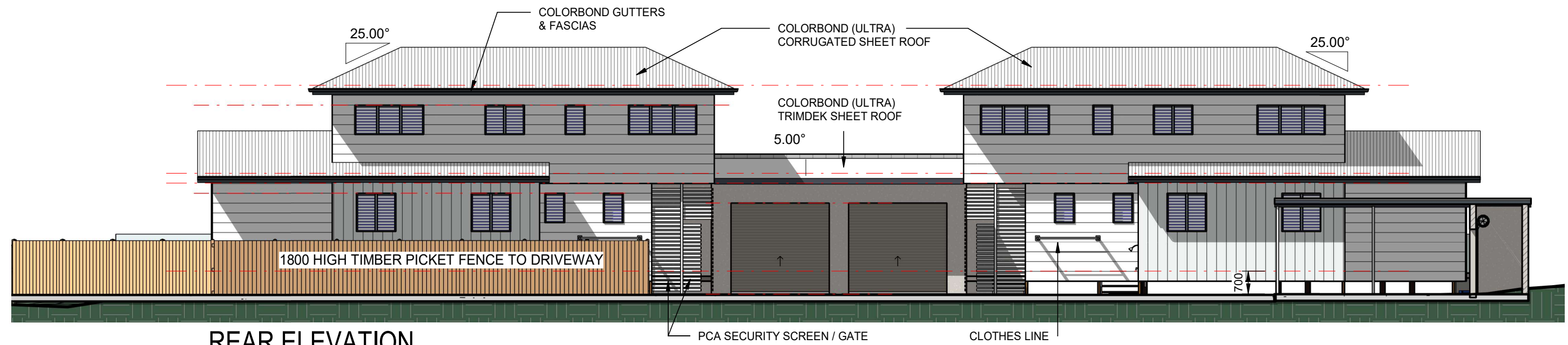
CLIENT: S. & J. BRADDICK
ADDRESS:
LOT 1 / 6-8 GRANITE ST
PICNIC BAY

DRN: GVD	DATE: 23.7.25	PHASE: DA
ISSUE: G	SCALE: As indicated	
SH No: DA7	JOB No: 17069BR	





PICNIC ST ELEVATION
1 : 100



REAR ELEVATION
1 : 125

BUILDING DESIGN
MEDIUM RISE
QBCC LIC.- No. 15212191
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G	Reduced size. Changed roof	23.7.25	GVD	

BUILDER:

CLIENT: S. & J. BRADDICK
ADDRESS:
LOT 1 / 6-8 GRANITE ST
PICNIC BAY

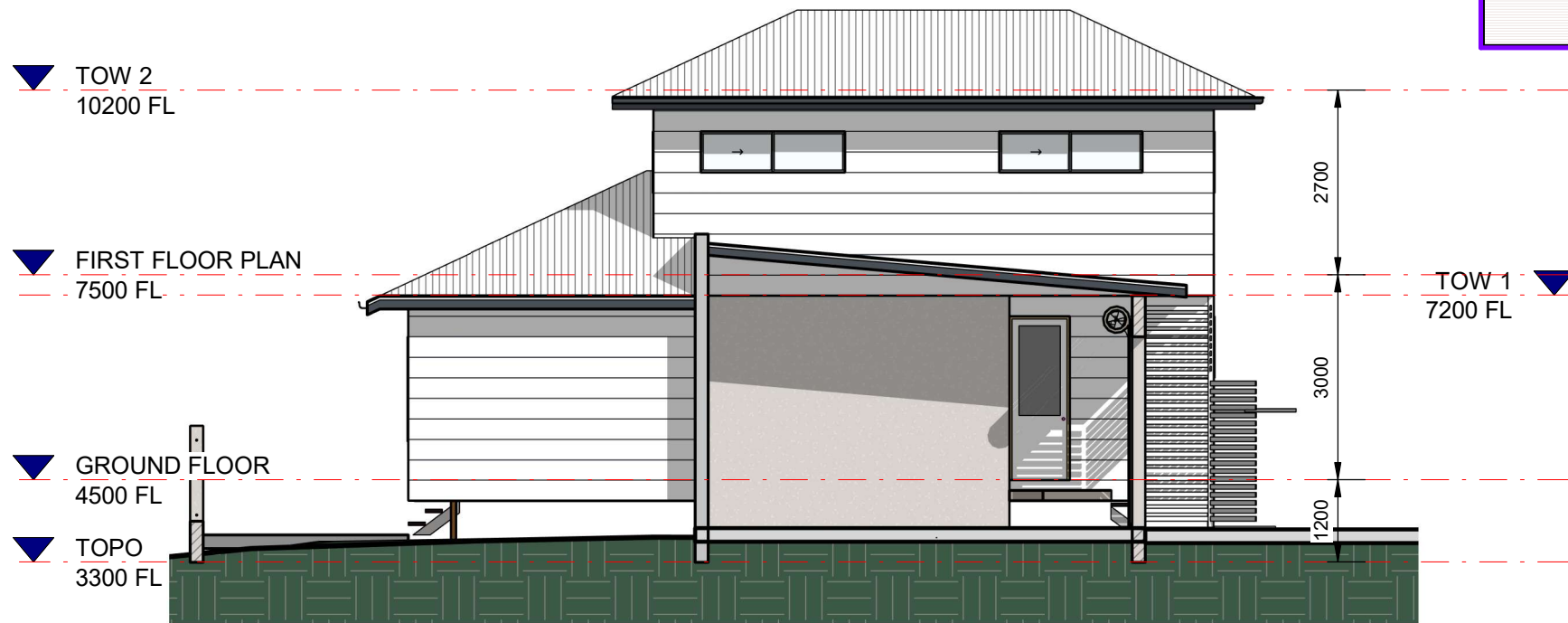
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ISSUE: G	SCALE: As indicated	
SH No: DA8	JOB No: 17069BR	

GVD
BUILDING
DESIGN



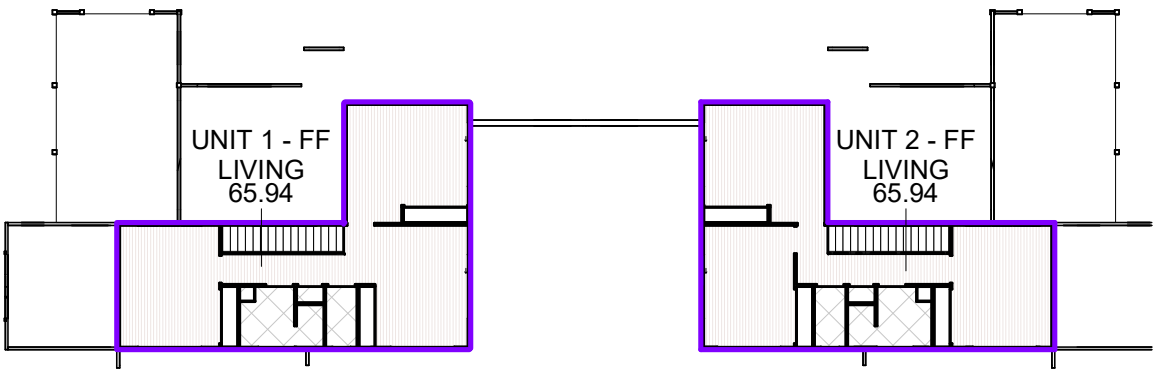
UNIT 2 - END ELEVATION 1

1 : 100



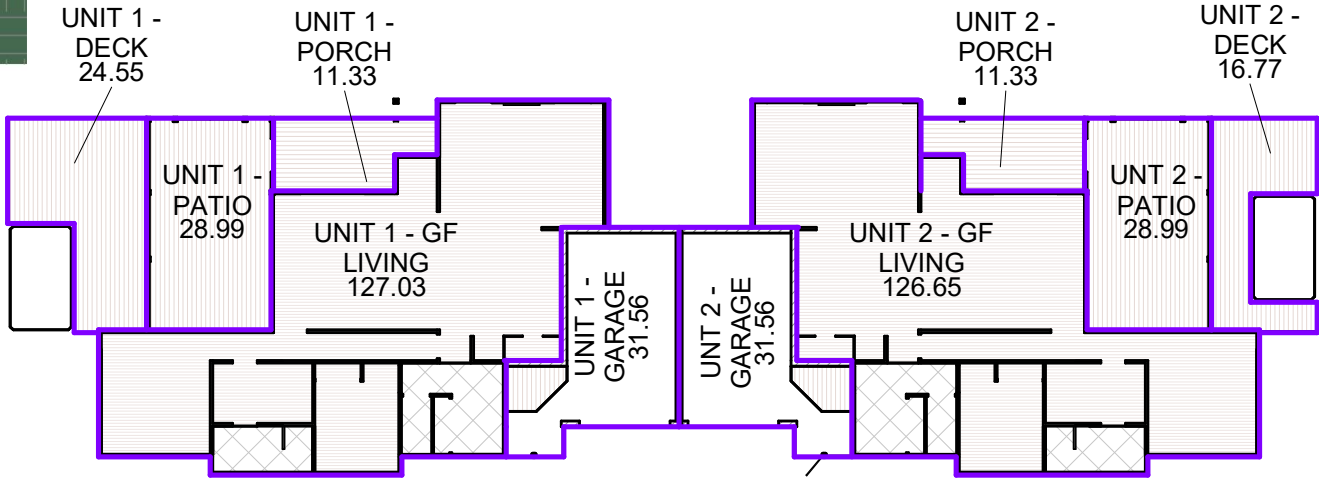
UNIT 2 - SIDE ELEVATION 2

1 : 100



FIRST FLOOR AREAS

1 : 250



GROUND FLOOR AREAS

1 : 250



FLOOR AREAS	
NAME	AREA
CARPORT	28.04 m ²
UNIT 1 - DECK	24.55 m ²
UNIT 1 - FF LIVING	65.94 m ²
UNIT 1 - GARAGE	31.56 m ²
UNIT 1 - GF LIVING	127.03 m ²
UNIT 1 - PATIO	28.99 m ²
UNIT 1 - PORCH	11.33 m ²
UNIT 2 - DECK	16.77 m ²
UNIT 2 - FF LIVING	65.94 m ²
UNIT 2 - GF LIVING	126.65 m ²
UNIT 2 - PORCH	11.33 m ²
UNT 2 - GARAGE	31.56 m ²
UNT 2 - PATIO	28.99 m ²
Grand total	598.69 m ²

BUILDING DESIGN
MEDIUM RISE
QBCC LIC.- No. 15212191
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BUILDER:

CLIENT: S. & J. BRADDICK
ADDRESS:
LOT 1 / 6-8 GRANITE ST
PICNIC BAY

DRN: GVD	DATE: 23.7.25	PHASE: DA
ISSUE: G	SCALE: As indicated	
SH No: DA9	JOB No: 17069BR	



APPENDIX 4

OTHER SUPPORTING INFORMATION



PRE-LODGEMENT MEETING MINUTES >>

PO BOX 1268, Townsville
Queensland 4810

COUNCIL REFERENCE >> PLM24/0023 13 48 10
ASSESSMENT NO >> 3710046
LEGAL DESCRIPTION >> Lot 1 RP 717421 enquiries@townsville.qld.gov.au
PROPERTY ADDRESS >> 6-8 Granite Street PICNIC BAY QLD 4819 townsville.qld.gov.au
PROPOSAL >> Pre-lodgement meeting request - Material Change of Use for New Dwelling ABN: 44 741 992 072

DATE >> 5 March 2024
TIME >> 11:00am

ATTENDEES >>

Ben Collings	Consultant
Steve Braddick	Applicant
Taryn Pace	Senior Planner - Planning and Development
Dale Armbrust	Development Engineer - Planning and Development
Cailan Evans-Finch	Planning Support Officer - Planning and Development

VIA MICROSOFT TEAMS/TELECONFERENCE >>

Yes

Description of the Proposal

- The proposal is for two Dwelling Houses (to be constructed on the land following reconfiguration - RAL18/0012)
- Alternatively, the applicant may subdivide following construction of a Dual occupancy
- The proposed dwellings are to be high-set to address storm water/ flooding.
- Intent of being high-set also to allow re-location offsite in the event that commercial development is more viable onsite.
- Development proposal plans - [Proposed Plans](#)

Property Zoning and Overlays

- Mixed Use Zone
- Airport Environs Overlay
- Coastal Environment Overlay
- Flood Hazard Overlay

Planning Scheme

The proposal is subject to assessment against the Townsville City Plan. The planning scheme can be viewed via the following link: [Current City Plan \(townsville.qld.gov.au\)](https://www.townsville.qld.gov.au/current-city-plan)

Furthermore, Townsville Maps can be viewed via the following link: [TownsvilleMAPS Mapping Service - Townsville City Council](#)

Meeting Discussion

- Defined Use - Dwelling House / Dual Occupancy
- Level of assessment - Impact Assessment
- Strategic Framework
- Mixed Use - zone code
 - The intent of the mixed use zone code (Magnetic Island villages (Picnic Bay sub-precinct)) is to support tourism activities and contributes to the revitalisation of existing retail and food related uses.
 - The applicant noted there are established challenges supporting commercial development on Magnetic Island and
 - Council preference would be for medium density residential/mixed use development (particularly noting this is the only zoned location for commercial development in Picnic Bay). However, it is understood there are challenges with developing the site.
 - The subject site may lend itself to lower density residential development, noting surrounding residential area and lack of frontage/potential engagement of the site with the Picnic Bay Mall.
 - Robust justification against the planning scheme would be required.
 - The application is Impact assessable and there is no guarantee of approval.
- Works code - No infrastructure concerns.
- Coastal environment overlay and Flood hazard overlay codes
 - A defined storm tide event level of 4.5m AHD applies to the subject site given its proximity to the open coastline.
 - Council's revised (unreleased) flood modelling shows significant flooding over the site and surrounding area. To enable the release of this data for the purpose of informing a development application, the applicant is requested to lodge a formal request with Council's Planning & Development team.
 - Development approval RAL18/0012 (one into two lot subdivision) is active over the subject site. Condition 8 of this approval requires that the subject site be filled to the greater of the defined flood or storm tide event level. A 2D flood impact assessment would be required in support of any proposed filling to demonstrate that adjoining property and infrastructure is not adversely impacted.

Other Applicable Information

Upon lodgement of your development application, you will be required to pay assessment fees in accordance with Council's Planning Services Fees and Charges Schedule. For the most current schedule, please refer to: [Fees & Charges - Townsville City Council](#)

Furthermore, the development proposal will be subject to Infrastructure Charges. For a comprehensive review of Council's Infrastructure Charge Resolution, please view the following link: [Infrastructure Charges - Townsville City Council](#)

Post Meeting Feedback

It is advised that Council does not have any capital works for stormwater drainage planned for this area in the near future.

Meeting Closed >> 11:30am

Note: This pre-lodgement advice has been prepared based on the information provided in the meeting. A full assessment of the proposal against the planning scheme has not been carried out and this advice may be subject to change at the time of lodgement of a formal development application. An application may be subject to requests for further information not identified in the pre-lodgement meeting following a full assessment.