

Our Reference: NP24.257  
TCC Reference: MCU25/0006  
MM.MH

23 June 2025

Assessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

Via: *developmentassessment@townsville.qld.gov.au*  
*cassie.james@townsville.qld.gov.au*

## **Attention: Cassie James - Planning and Development**

Dear Cassie,

### **Response to Information Request Development Application for Material Change of Use – Multiple Dwelling (34 Units) 12 - 14 Waverley Lane, Douglas and formally identified as Lot 999 on SP159422**

Northpoint Planning act on behalf of the applicant with respect to the abovementioned development application and refer to the Information Request issued by the Townsville City Council (Council) on 25 February 2025 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

In response to Council's Information Request, development plans have been amended to incorporate necessary changes. In particular, the change primarily relates to the provision of internal pedestrian connectivity, the relocation of the proposed access location and subsequent introduction of an additional allotment (Lot 0 on SP177536). It is requested that the amended plans are taken to supersede the previously submitted development plans.

Additionally, the following supportive reporting is provided in response to Council's Information Request:

- Attachment 2: Water Supply and Sewerage Planning Report
- Attachment 3: Site Based Stormwater Management Plan
- Attachment 4: Amended development plans
- Attachment 5: Easement document (Easement B)
- Attachment 6: Traffic Impact Assessment
- Attachment 7: Landscaping Plans

### **Response to Information Request**

The Information Request provided for six (6) request items and two (2) advice items. In response to these items, please refer to Table 1 overleaf.



**Table 1 – Response to Information Request**

#### **Request Item 1 – Water and Sewer Network Planning**

Request Item 1 requires the applicant to provide a water and sewer network planning report demonstrating that the development can be serviced by existing water and sewer infrastructure.

##### ***Response***

In response to this item, a water and sewer network planning report, prepared by DPM Water, is provided at **Attachment 2**.

The assessment demonstrates that the development can be appropriately serviced by Council's existing reticulated water and sewer network. Specifically:

- The existing water network has sufficient capacity to service the water demands and fire flows for the site.
- The existing gravity sewer system, including the DN300 trunk sewer along Riverside Boulevard has sufficient capacity to service the increased sewage flows from the development.

The assessment determined that a private sewerage pump station may be required to collect the sewage flows from the proposed residential units and pump it to the nearest manhole (MH 3/S1A21) located to the south on the Waverly Lane frontage. The requirement for this will be determined as part of detail design and associated hydraulic approvals.

It is understood Council can condition the requirement to provide details of the private pump station (if required) as part of any Operational Work application.

#### **Request Item 2 – Stormwater Management Plan (Quantity and Quality)**

This request item requires the applicant to provide a Stormwater Management Plan demonstrating the development can discharge to a lawful point of discharge without adversely affecting drainage characteristics, whilst also complying with the Water Quality Objectives.

##### ***Response***

In response to this item, a Site Based Stormwater Management Plan, prepared by STP Consultants, is provided at **Attachment 3**. This demonstrates that the proposed development can be undertaken subject to the requirements listed in the report.

#### **Request Item 3 – Access Location(s)**

This request item requires the applicant to provide amended proposal plans which includes the proposed access on Waverly Lane to be located within the Access Easement (Easement B on SP159422 in Lot 0 on SP177536 (Easement No. 706979916)).

##### ***Response***

In response to this request item, the development plans have been amended to show the proposed access crossover partially within adjoining Lot 0 on SP177536, specifically within Easement B on SP159422. Refer amended development plans included at **Attachment 4**. A copy of the associated easement document is also provided, refer to **Attachment 5**.



We note the proposed development does not specifically require inclusion of Easement B and the adjoining lot for access. However, the applicant acknowledges that without utilisation of the amended access arrangements, access to the existing adjoining use would be hindered.

#### Request Item 4 – Traffic Impact Assessment

This request item requires the provision of a Traffic Impact Assessment (TIA) demonstrating the proposed development can be appropriately serviced by existing road infrastructure.

In particular, the applicant is advised to consider the following in the TIA:

- Council's working drawings, which intends to provide for more efficient and safer traffic circulation of Waverly Lane.
- Amended access location to align with the location of existing Easement B on SP159422 (per Request Item 3).
- Queuing time at gates.
- Swept paths for all vehicles accessing the development;
- Speed limit within internal driveways.
- Pedestrian safety as staircase doors and lift doors open into the driveway. Confirm this is acceptable as per requirements of *National Construction Code 2022*.

#### Response

In response to this item, a TIA prepared by Geleon is provided at **Attachment 6**.

The TIA confirms the proposed development will be appropriately serviced by the existing road infrastructure and meets the relevant provisions of the *Transport impact, access and parking code* of the *Townsville City Plan (2014)*.

Of note, the proposed access location has been amended to partially align with the location of existing Easement B on SP159422 in adjoining Lot 0 on SP177536.

The TIA concludes that subject to reasonable and relevant conditions, the proposed development can be supported and does not result in any adverse traffic or transport impacts.

#### Request Item 5 – Landscaping Plan

This request item requires the applicant to provide proposed landscaping plans to be prepared in accordance with the Landscape Code of the Townsville City Plan (2014).

#### Response

In response to this request item, concept landscaping plans prepared by Madden Landscape Architects, are provided at **Attachment 7**.

The proposed landscaping includes a combination of soft and hard landscape elements including:

- Screen planting;
- Grassed areas;
- Planting beds with varied species and colours;
- Internal pathways linking to external pedestrian routes;
- Internal maintenance pathways; and
- Outdoor furniture, including a gazebo, tables and seating around the pool.

Screen planting is proposed along all site boundaries where space allows, to soften built form, enhance privacy, and integrate the development with the surrounding vegetated



environment. Additional screen planting is also proposed around the swimming pool to maintain privacy.

Landscaping is incorporated throughout the site - particularly around the pool, buildings and car parking areas - to provide shade and enhance on-site amenity.

Landscaping along the Waverly Lane frontage and the north-west Ross River footpath frontage will improve the visual presentation of the development and support its integration with the residential streetscape and the Ross River corridor.

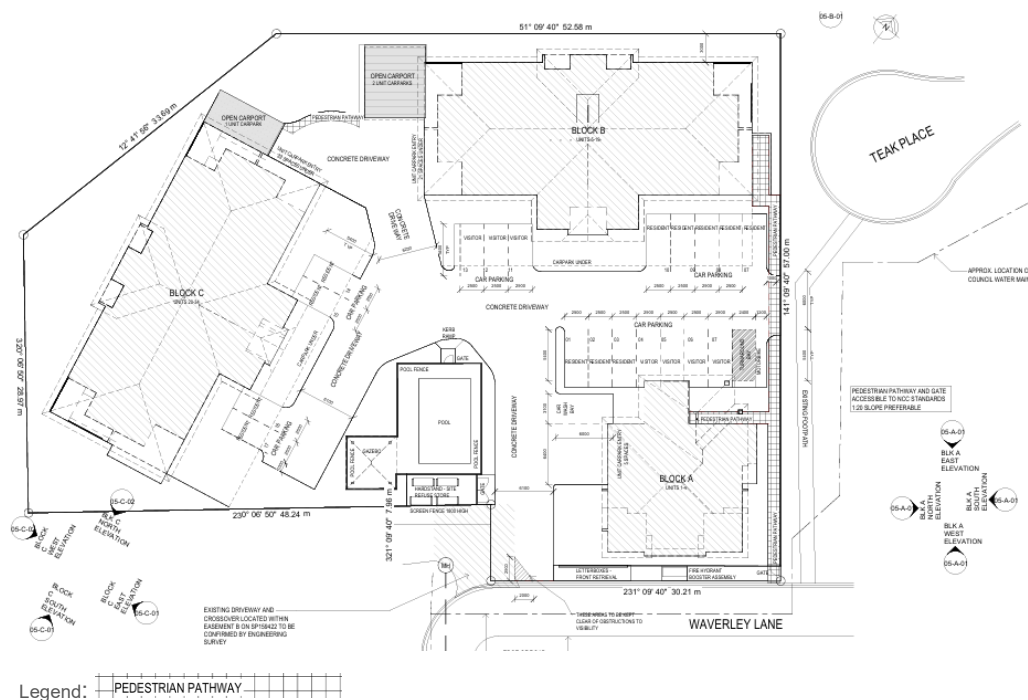
## Request Item 6 – Footpath Connectivity

This request item requires the applicant to provide amended proposal plans, demonstrating pedestrian connectivity to the Ross River pathway network.

### Response

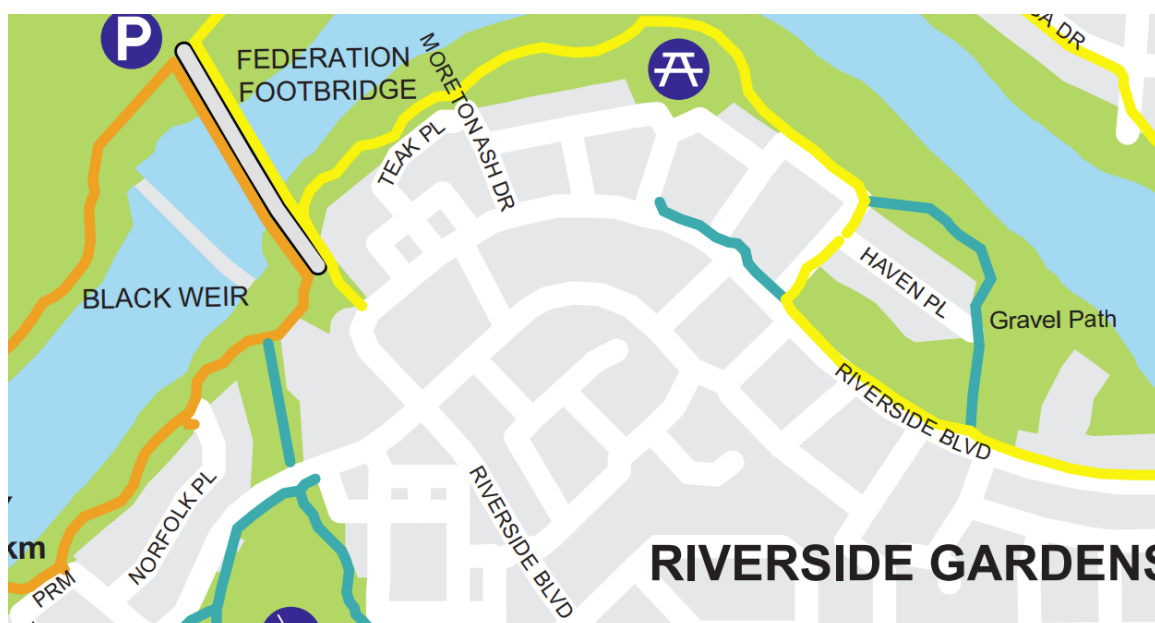
In response to this request item, the proposed development plans have been amended to provide pedestrian connectivity from the subject site to the Ross River Road pathway network. Amended proposal plans are provided at **Attachment 4**. Pedestrian connectivity is also shown on the proposed landscaping plans at **Attachment 7**.

Specifically, the amended plans incorporate internal pedestrian pathways which connect to the existing external footpath network running north-south from Teak Place to Waverly Lane. This pathway links into the existing footpath network along Riverside Boulevard and, in turn, to the Ross River pathway network, specifically the Federation Circuit and Riverway Circuit. The location of the footpath as it relates to the Ross River Pathway Network is illustrated in the below images.



Source: Development Plans, prepared by The Design House





Source: Townsville City Council, Ross River Road Parkway Network Plan

### Advice 1 – Communal Open Space

This advice item requests the applicant to provide consideration to the impact of user's amenity that the proposed refuse storage area may have on the adjoining pool and BBQ areas.

#### **Response**

The proposed refuse area will incorporate suitable screen fencing as detailed on the proposed development plans.

### Advice 2 – Dwelling Design

The advice item requests the applicant to consider the following urban design outcomes and make any changes to the proposal plans as necessary: -

- Natural cross-ventilation;
- Internally room isolation, especially as it relates to toilets, bathrooms and kitchens, with no natural light and ventilation may result in these spaces being undesirable for residents;
- Access for people with disabilities.

#### **Response**

In response to this advice item, we confirm the proposed development will accord with all building code requirements and will be subject to building certification.



### Effect of Change- Matter Raised in an Information Request

In response to items 3 and 4 of Council's Information Request, the proposed access location has been relocated to be partially included in Easement B on SP159422 in adjoining allotment Lot 0 on SP177536. Given Easement B is not included within the subject site, it is necessary to change the development application in accordance with s52(1) of the *Planning Act 2016* to include Lot 0 on SP177536 as part of the defined premises.

The change results in the application applying to a new parcel of land and is considered a change that is not a minor change that is in response to Council's Information Request per s26.1(b) of the DA Rules.

The Certificate of Title for Lot 0 on SP177536 confirms that the site is encumbered by two easements as illustrated in Table 2 below.

**Table 2 – Easements and Encumbrances**

Easement	Purpose	Encumbrances
Easement B on SP159422 in Lot 0 on SP159422	Access	<ul style="list-style-type: none"><li>▪ Benefiting Lot 999 on SP159422</li><li>▪ Burdening Lot 0 on SP177536</li></ul>
Easement D on SP169641 in Lot 0 on SP177536	Ergon	<ul style="list-style-type: none"><li>▪ Benefiting Lot 999 on SP159422</li><li>▪ Burdening Lot 0 on SP177536</li></ul>

The change causes additional referral requirements, with referral now being required to Ergon as an Advice Agency in accordance with s26.3 of the DA Rules. Subsequently, part 2 of the DA Rules – *Referral* - applies.

Accordingly, the following is provided for Council's consideration:

- Attachment 8: Amended DA Form 1
- Attachment 9: Current Title for Lot 0 on SP177536
- Attachment 10: Amended Subject Site and Surrounds

### Proceeding

We trust the above and attached information is sufficient for Council to continue its assessment of the application. We welcome the opportunity to discuss the application with Council further, should any additional clarification or information be required.

We note that the development application is currently on pause, with the application being stopped in accordance with s32.5 of the DA Rules up to and including 9 July 2025. With this response, we ask that the stop be **withdrawn** in accordance with s32.5 of the DA Rules.

Further, given the changes made to the application in response to Council's Information Request, specifically with the introduction of an additional allotment, the application is now required to be referred to Ergon as an Advice Agency in accordance with Part 2 of the DA Rules. It is understood that the applicant can only refer the application to Ergon once Council have advised Ergon of the effect of the change to the development assessment process per s26.4(a) and s25.1(b).



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

Yours faithfully,

**Mary McCarthy**

SENIOR PLANNER  
**Northpoint Planning**

Attachment 1:	Information Request
Attachment 2:	Water Supply and Sewerage Planning Report
Attachment 3:	Site Based Stormwater Management Plan
Attachment 4:	Amended development plans
Attachment 5:	Easement document (Easement B)
Attachment 6:	Traffic Impact Assessment
Attachment 7:	Landscaping Plans
Attachment 8:	Amended DA Form 1
Attachment 9:	Current title
Attachment 10:	Amended subject site and surrounds



# Attachment 1



Date >> 25 February 2025

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Queensland 4810

13 48 10

Opulence Builders Group  
C/- Northpoint Planning  
PO Box 4  
TOWNSVILLE QLD 4810

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

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Email >> [hello@northpointplanning.com.au](mailto:hello@northpointplanning.com.au)

Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 21 February 2025 please be advised that, upon review of the below mentioned development application, further information is required to undertake a comprehensive assessment. In accordance with section 12 of Development Assessment Rules under the *Planning Act 2016* the following information is requested.

#### Application Details

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Application no:	MCU25/0006
Assessment no:	4826235
Proposal:	Multiple Dwelling - 34 Units
Street address:	12-14 Waverley Lane DOUGLAS QLD 4814
Real property description:	Lot 999 SP 159422
Applicant's reference:	NP24.257

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The information requested is set out below >>

#### Request Item 1 - Water and Sewer Network Planning

The applicant is requested to provide a water and sewer network planning report demonstrating that the development is able to be appropriately serviced by existing water and sewer infrastructure.

##### Reason

To demonstrate compliance with Performance Outcome PO25 of the Reconfiguring a lot code of the Townsville City Plan.

##### Advice

*Townsville City Council does not permit the direct connection of pump systems to water mains for firefighting purposes. Private building fire systems must comply with relevant building codes and standards.*

### **Request Item 2 - Stormwater Management Plan (Quantity and Quality)**

The applicant is requested to provide a stormwater management plan demonstrating that the development can discharge to a lawful point of discharge without adversely affecting drainage characteristics, whilst also complying with the Water Quality Objectives.

#### **Reason**

To demonstrate compliance with Performance Outcome PO1 of the Healthy waters code and PO25 of the Reconfiguring a lot code of the Townsville City Plan.

### **Request Item 3 - Access Location(s)**

The applicant is requested to relocate the proposed access on Waverley Lane to be within the Access Easement (Easement B on SP159422 (Easement No. 706979916)).

#### **Reason**

To demonstrate compliance with Performance Outcomes PO5 and PO7 of the Transport impact, access and parking code of the Townsville City Plan.

### **Request Item 4 - Traffic Impact Assessment**

The applicant is requested to provide a Traffic Impact Assessment (TIA) demonstrating the proposed development is able to be appropriately serviced by existing road infrastructure.

#### **Reason**

To demonstrate compliance with Performance Outcome PO1 of the Transport impact, access and parking code of the Townsville City Plan.

#### **Advice**

*The applicant is advised to consider the following in the TIA:*

- *Council is currently working towards more efficient and safer traffic circulation on Waverley Lane, details will be provided to the developer once finalised;*
- *The proposed access location, considering Request Item 3;*
- *Queuing time at gates;*
- *Swept paths for all vehicles accessing the development;*
- *Speed limit within internal driveways;*
- *Pedestrian safety as staircase doors and lift doors open into the driveway. Confirm this is acceptable as per requirements of National Construction Code 2022.*

### **Request Item 5- Landscaping Plan**

The applicant is requested to provide a Landscaping Plan.

#### **Reason**

To demonstrate compliance with the Landscape code of the Townsville City Plan.

### **Request Item 6 - Footpath connectivity**

The applicant is requested to provide amended plans demonstrating pedestrian connectivity to the Ross River pathway network.

#### **Reason**

To demonstrate compliance with the Townsville City Plan.

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**End of Information Request >>**

**In addition to the above Information Request items, the following advice is provided for your consideration >>**



#### Advice 1

The applicant is advised to consider the location of the communal recreation open space. The current development plans propose the pool and BBQ area adjoining the bin refuse location, which may result in undesirable amenity impacts for users of the communal open space. In addition, the proposed communal open space will be visible from the internal facing verandas/balconies, resulting in potential overlooking impacts.

#### Advice 2

The applicant is advised to consider the following urban design outcomes and make any changes to the proposal plans, as necessary:

- The current floorplan designs do not encourage natural cross-ventilation, limiting each unit to rely on air-conditioning to be able to be liveable most of the year round;
- Internally isolated toilets, bathrooms and kitchens with no natural light and ventilation is may result in these spaces being undesirable for residents;
- It appears disabled access has not been considered, or at least is not clearly indicated, for most of the units, specifically the entry hallways and bathrooms in each proposed unit. Building certification will require this for approval.

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Under the provisions of the Development Assessment Rules under the *Planning Act 2016*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules under the *Planning Act 2016*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.


Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

You may wish to follow the progress of this application using PD Online on Council's website [www.townsville.qld.gov.au](http://www.townsville.qld.gov.au)

If you have any further queries in relation to the above, please do not hesitate to contact Kaitlyn O'Malley on telephone 07 4727 9415, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development



# Attachment 2



# **WAVERLEY LANE DEVELOPMENT DOUGLAS**

## **WATER SUPPLY AND SEWERAGE PLANNING REPORT**


**Date: 26 March 2025 (Rev A)**

## TABLE OF CONTENTS

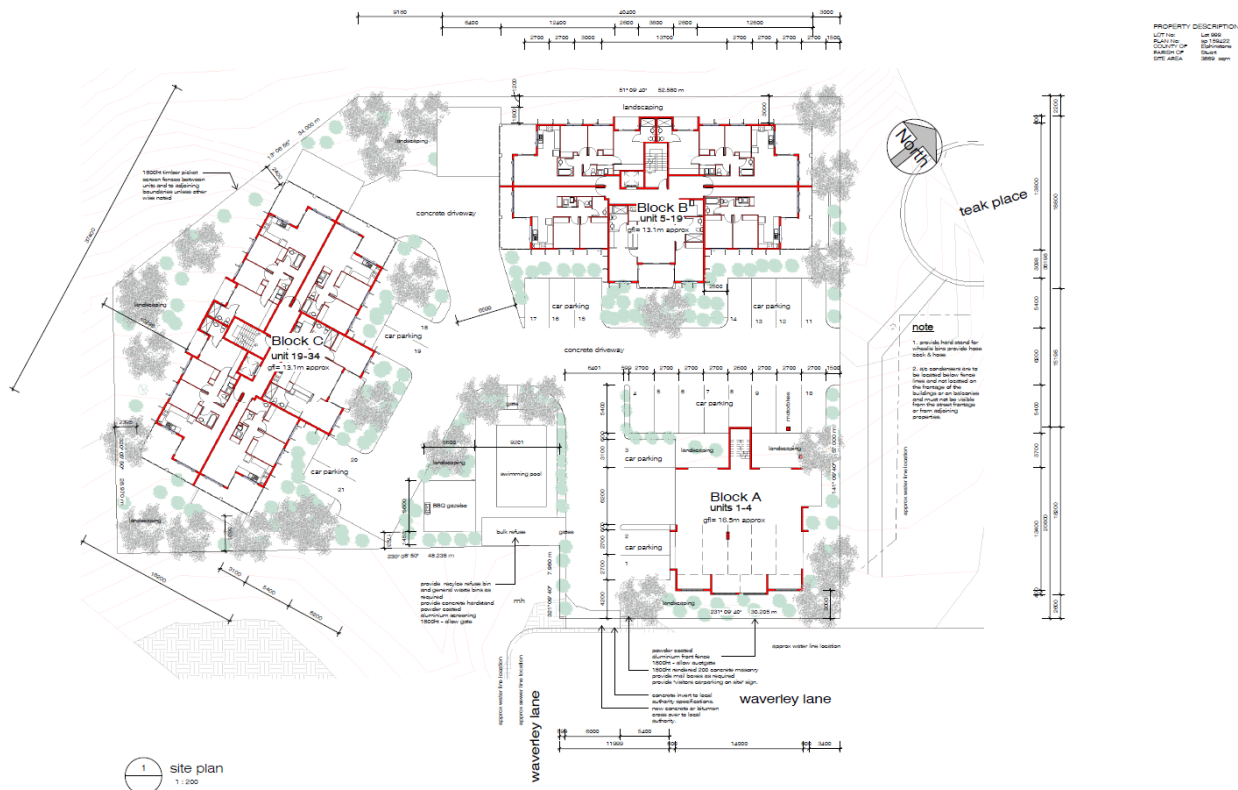
1	INTRODUCTION .....	1
2	POPULATION ASSESSMENT .....	2
3	WATER SUPPLY PLANNING .....	3
3.1	Water Demand.....	3
3.2	Water Supply Assessment.....	4
4	SEWAGE SYSTEM PLANNING .....	6
4.1	Sewage Infrastructure Capacity .....	6
4.2	Private Development Sewer Infrastructure .....	8

## APPENDICES

Appendix A	Development Architectural Plans
Appendix B	WaterGems Figures & Modelling Results
Appendix C	Sewer Modelling Figures & Results

REPORT AUTHORISATION				
Revision	Revision Date	Details	Approved by	Signature
A	26/03/2025	Initial Report	Desmond Moseley	





**Figure 1 – Extract of Architectural Plan**

An assessment of the capacity of the existing water and sewer infrastructure to service residential apartment development is detailed in the following sections of this report. The assessment has illustrated:

- The existing water network has sufficient capacity to service the water demands and fire flows for the site.
- The existing gravity sewer system, including the DN300 trunk sewer along Riverside Boulevard has sufficient capacity to service the increased sewage flows from the development.
- Due to the existing invert level of the existing gravity sewer that services the site (ie MH 3/S1A21 located near the southern boundary of the site off Waverly Lane) and the ground levels of the site, it is likely that a private sewage pump station will be required to collect the sewage flows from the residential units and pump it to MH 3/S1A21. The private pump station would be confirmed and designed as part of the internal development hydraulic.

## 2 POPULATION ASSESSMENT

The following section provides the population assessment for the Waverley Lane development.

The equivalent population assessment has been developed based on the unit rates detailed in “Table 8.1 – Infrastructure Demand Unit Rates” of the Local Government Infrastructure Plan – DSS, Definitions & Demands (April 2017) that is extrinsic referenced material to the Townsville CityPlan.

The following tables provides the water supply and sewerage equivalent population.



**Table 2.1 – Equivalent Population Assessment for Waverly Lane Residential Apartments**

	Number	Rate	EP
Apartment Block A	4 units	1.8 EP/unit	7.2 EP
Apartment Block B	15 units	1.8 EP/unit	27.0 EP
Apartment Block C	15 units	1.8 EP/unit	27.0 EP
<b>Total</b>	<b>34 units</b>	<b>1.8 EP/unit</b>	<b>61.2 EP</b>

The above equivalent populations have been used for the water & sewer infrastructure assessment.

### 3 WATER SUPPLY PLANNING

The Waverley Lane development site is serviced with a reticulated water system as follows:

- Water storage is provided in the Council's "Douglas No 1A/1B Reservoirs" that are located on the northern foothills of Mt Stuart. These are 2 x 41 ML reservoirs that service much of the lower elevated areas of Townsville including the suburb of Dougals.
- Water is supplied from this reservoir to the north via a DN1,425 MSCL bulk main to Angus Smith Drv. A DN450 DICL trunk main then extends to the west along Angus Smith Drv and a DN375 DICL main then crossing under this road and the Townville Ring Rd to deliver water into the Riverside Gardens/Douglas area.
- A DN300 PVC main extends from the above DN375 DICL trunk main to the north along Riverside Boulevard. The water main continues to the north and east along Riverside Boulevard with it decreasing in size to a DN250 PVC main and then a DN200 PVC main.
- The DN200 PVC main continues to the east along Riverside Boulevard (southern side of the road) with a DN100 PVC main located on the northern side of the road. A DN100 PVC main connects off the mains on Riverside Boulevard to run along Waverley Lane and along the frontage of the development site.

The above illustrates the Douglas area is well serviced with a reticulated water supply.

#### 3.1 Water Demand

Water demands have been calculated in accordance with Townsville City Council planning scheme and its latest amendments. The following table provides the water demand parameters for the Townsville Planning Scheme which have been used in the water infrastructure assessment for Waverley Lane development.

**Table - SC6.4.3.21.2 Water supply unit demand parameters**

Parameter	Unit Demand	Peaking Factor
Average Day (AD)	600 L/day/EP	
Mean Day Max Month (MDMM)	900 L/day/EP	1.5 AD
Peak Day (PD)	1125 L/day/EP	1.25 MDMM
Peak Hour (PH)	0.033 L/s/EP	2.56 PD

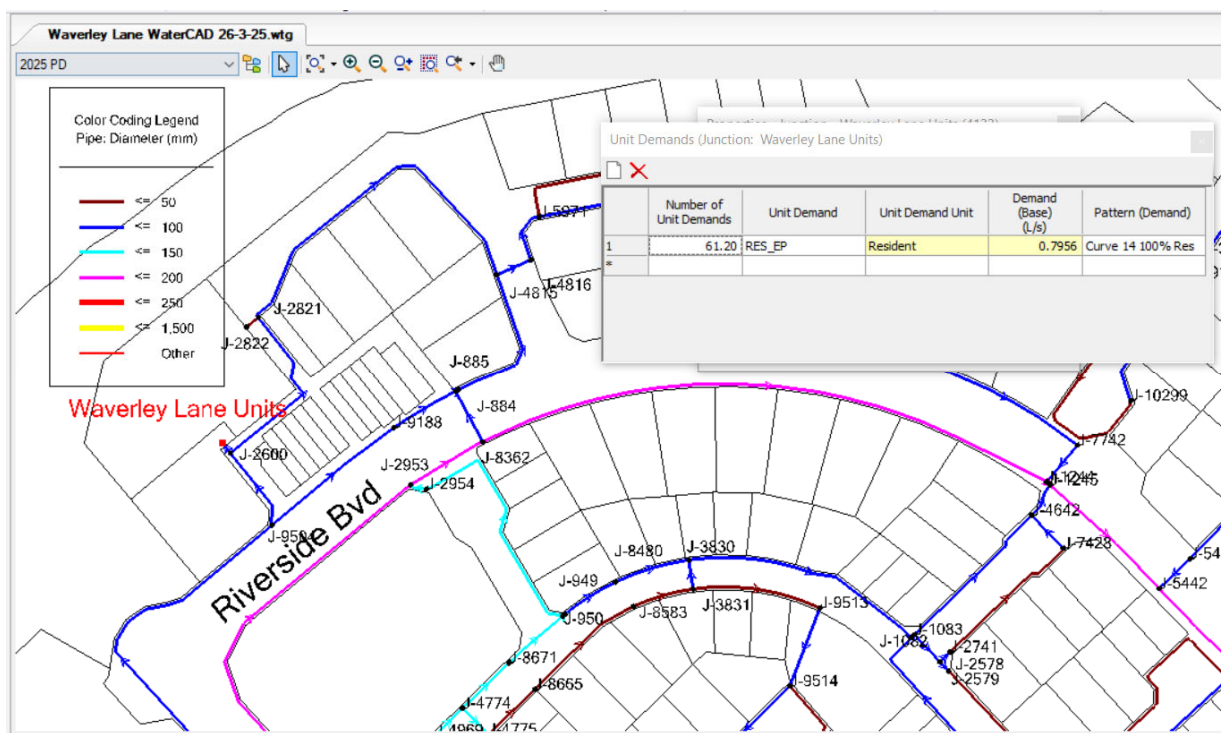
The peak water demand for the residential development is therefore  $61.2 \text{ EP} \times 0.033 \text{ l/s/EP} = \mathbf{2.02 \text{ l/s}}$ .

In addition to the above, as the development is a multi-story residential apartment complex a 30 l/s fire flow has been included in the water network modelling.

### 3.2 Water Supply Assessment

The residential water demands for the 34 unit development were included into the Townsville WaterGems network model to assess the performance of the existing water infrastructure to service the Waverley Lane development with peak hour demands and fire flows.

The residential water demands have been applied to the end of the existing DN100 PVC water main that extends to the frontage of the development site. The following extract from the WaterGEMS model illustrates the residential equivalent population loadings.



**Figure 3.1 – Water Demand Loading**

The water network modelling and results are summarised below. The detailed results and WaterGEMS model figures are included in Appendix B:

- Peak hour water pressures to the development site at 19:00 hours which is concurrent with the peak residential water demands is 306 kPa. This pressure is above the minimum allowable pressure of 220 kPa.
- The headloss gradient along all the water mains are below the recommended value of 0.005 m/m for the peak hour demand so meets TCC standards.
- With the inclusion of the 30 l/s fire flows the water pressure is reduced to 203 kPa which is above the minimum allowable fire flow pressure of 120 kPa.
- The velocity in the existing water mains during the fire flow assessment increased to 2.8 m/s which is within the CTM Code standard of having a maximum velocity of 5 m/s.

- It is noted the above water pressures are the residual pressures within the water main and do not specifically account for pressure losses through fire hydrants, standpipes, RPZD's and/or fire booster pump assemblies.

The plots below from the WaterGems model illustrate the water pressures at the Waverley Lane development node for both the 19:00 hours peak hour demands and the fire flow assessment.

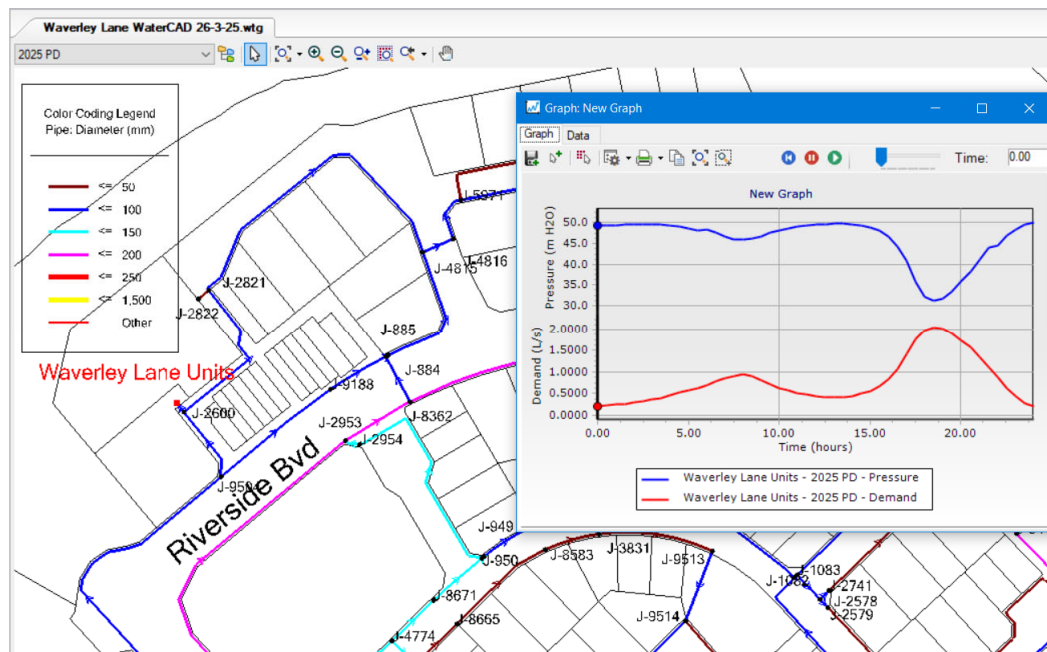


Figure 3.2 – Waverley Lane Development - Peak Hour Demands Curve

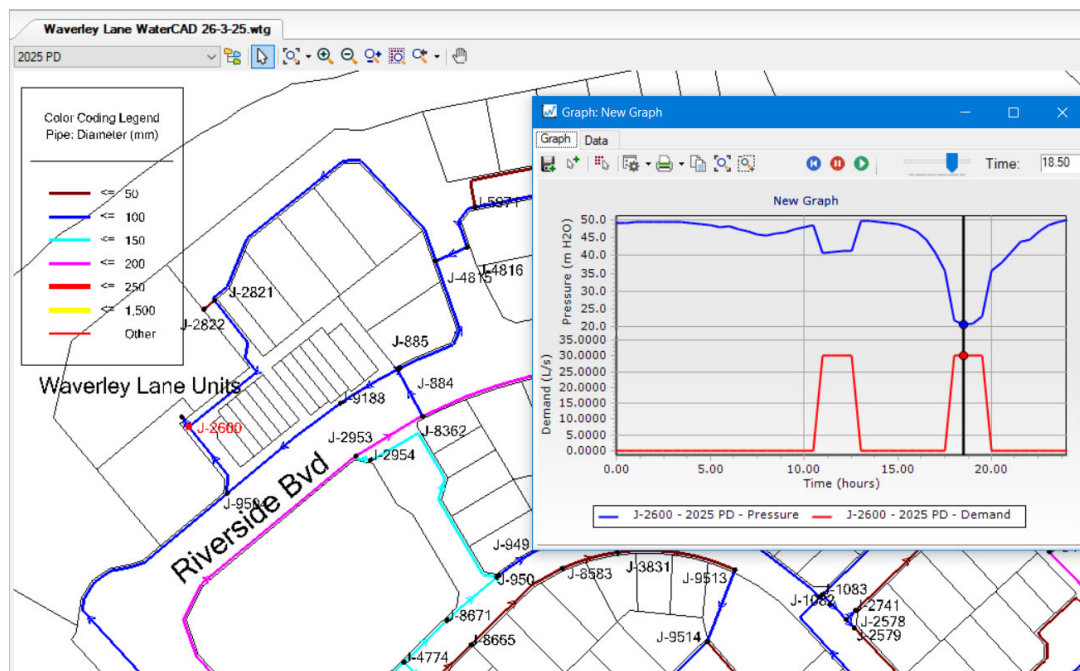


Figure 3.3 – Waverley Lane Development – Fire Flow Demands Curve

The assessment illustrates the development is able to be serviced with peak hour and fire flows from the existing reticulation water network with no upgrades required.

## 4 SEWAGE SYSTEM PLANNING

The Waverley Lane development is located on the northern side of Waverley Lane and western side of Teak Place in Douglas. The site is serviced with an existing sewer system as follows:

- An existing DN150 gravity sewer extends from MH 3/S1A21 (that is located on the Waverley Lane frontage of the site) to the south to MH 2/S1A21 (that is located at the intersection of Waverley Lane and Riverside Boulevard).
- The DN150 gravity sewer runs to the east and then south under Riverside Boulevard to MH 33/S1A. This maintenance hole is on the DN300 trunk gravity sewer that runs along the southern side of Riverside Boulevard.
- The DN300 trunk sewer then generally continues to the east along Riverside Boulevard and other local streets and park reserves and onto PS S1A that is located off Riverside Boulevard and to the south of Southern Cross Cct.
- PS S1A pumps sewage to the east and onto the common pressure main to Major PS S21. Major PS S21 then pumps sewage to the Cleveland Bay STP.

The existing gravity sewer system is illustrated on the GIS Map below.

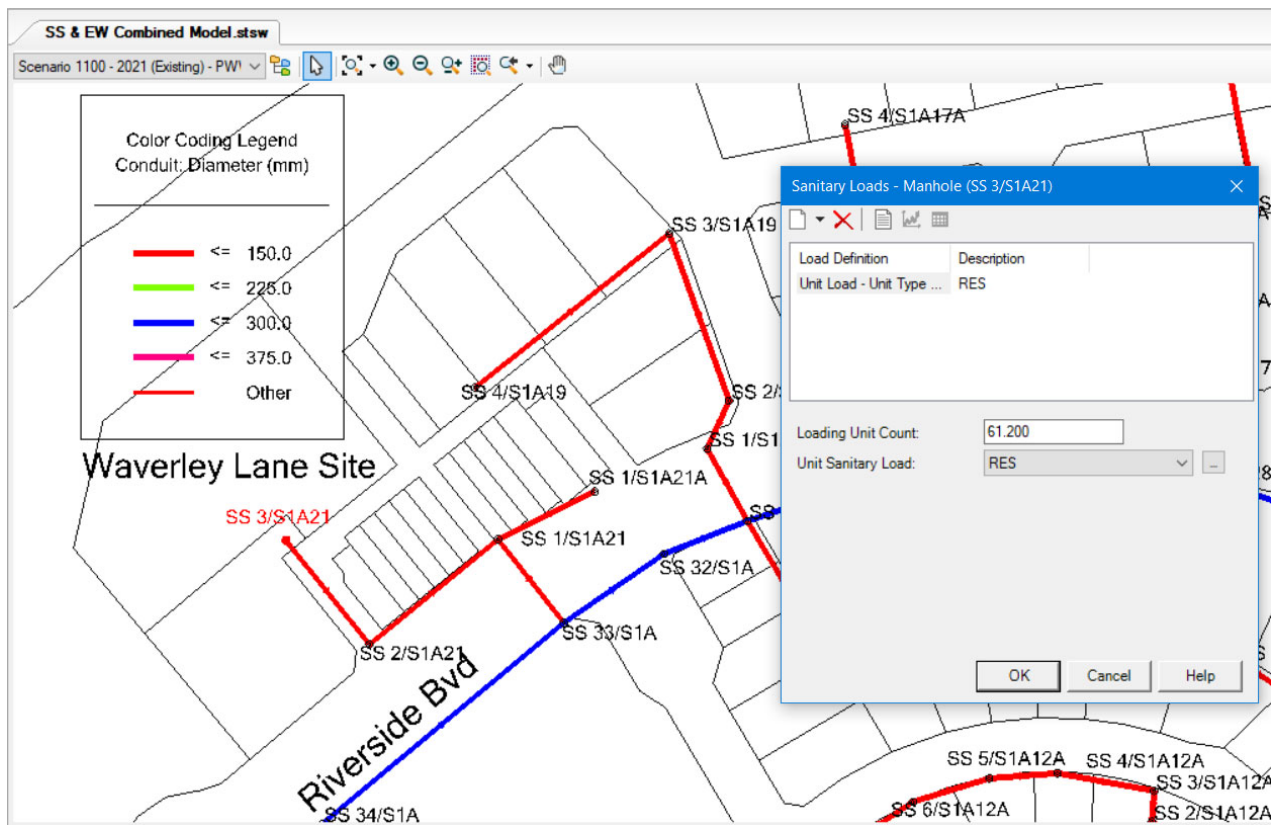


Figure 4.1 - Existing Sewer Infrastructure Figure

### 4.1 Sewage Infrastructure Capacity

As detailed above, the sewage from the Waverley Lane development is to be directed to the existing MH 3/S1A21 that is on a DN150 gravity sewer that is located on the Waverley Lane frontage of the site. The additional sewage loads from the development have been added to existing MH 3/S1A21 as illustrated on the SewerGEMS extract below.





**Figure 4.2 – Waverley Lane – SewerGEMS EP Loading**

The existing gravity sewer system and DN300 trunk sewer have sufficient capacity to service the proposed Waverley Lane development with the SewerGEMS network modelling results and gravity sewer system capacity summarised below and detailed in Appendix C:

- The existing DN150 sewer from MH 3/S1A21 that the Waverley Lane development will direct its sewage into, flows up to 19% full which is under the 75% full requirement of the CTM Code.
- The remainder of the DN150 sewer from MH 3/S1A21 to MH 33/S1A flows up to 24% full.
- DN300 trunk sewer along Riverside Boulevard flows up to 64% full.
- All the sewers flow less than 75% full and meet the requirements of the CTM Code.

The assessment has illustrated that the Waverley Lane development can be serviced from the existing gravity sewer system with no upgrades being required.

The Figure 4.3 below provides the SewerGEMS modelling results. A larger version of the modelling results is provided in Appendix C.

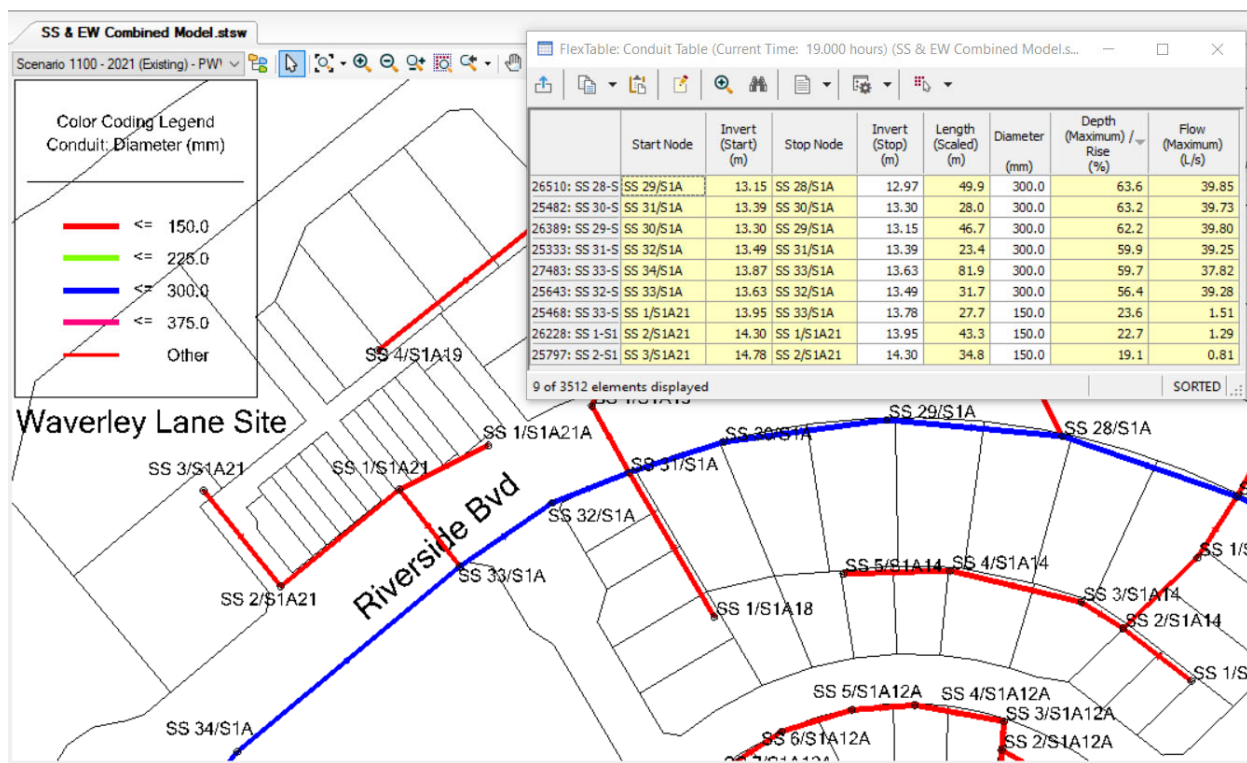


Figure 4.3 – Waverley Lane – SewerGEMS Modelling Results

## 4.2 Private Development Sewer Infrastructure

The topography of the development site at No 12 to 14 Waverley Lane drops from the road level of around 17mAHD to a level of around 12mAHD on the northern (Ross River) frontage of the site. The invert of the existing sewer maintenance hole that is to service the site (ie MH 3/S1A21) is 14.78mAHD. The gravity sewer invert level is higher than some of the development site so it may not be deep enough to fully service the proposed development.

Depending on the final location and levels of the proposed residential apartment blocks and their private gravity sewers (house drains), the site may need its own small private package sewage pump station. The private package sewage pump station will collect sewage from the proposed apartment blocks (if/as required) and would then pump sewage into existing MH 3/S1A21.

The sizing and design of the private package pump station (if required) and associated internal development sewer works will be undertaken as part of the detailed development design and associated hydraulic approvals.



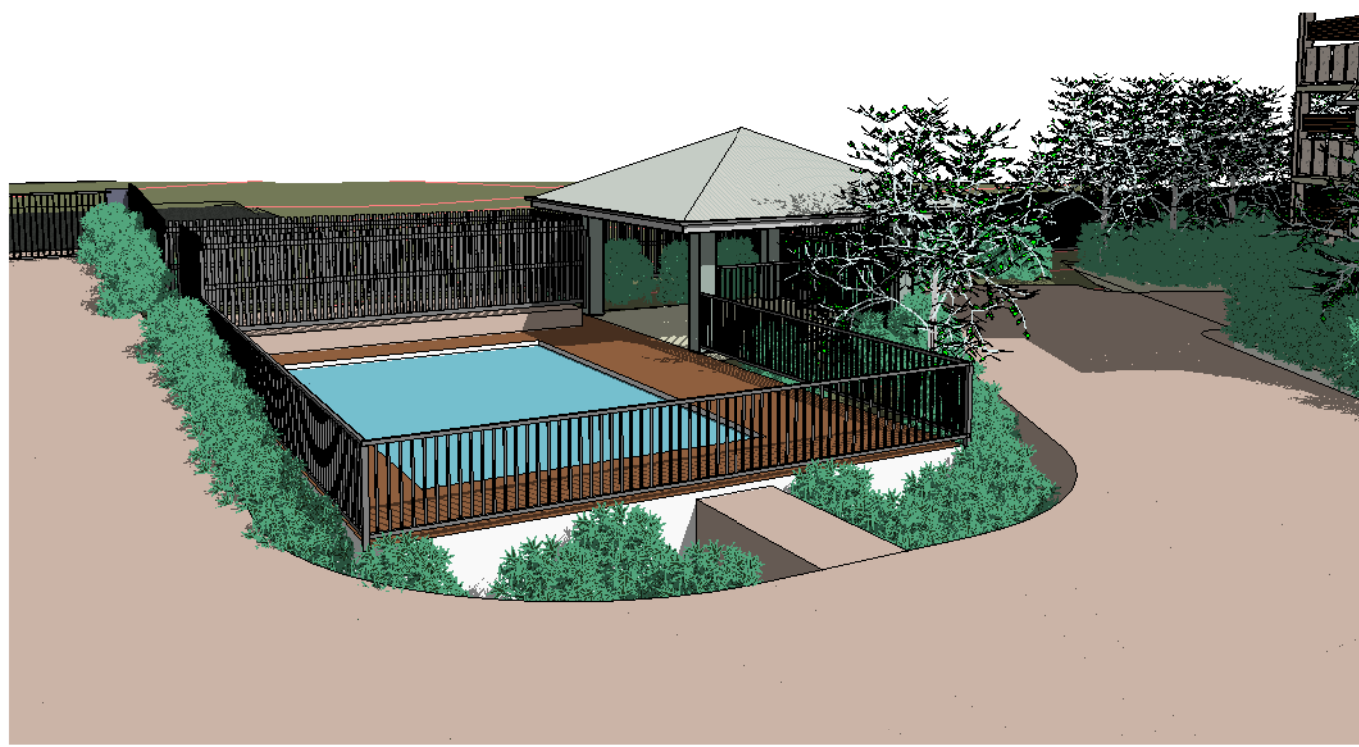
## **APPENDIX A**

### **DEVELOPMENT LOCATION & LAYOUT PLANS**

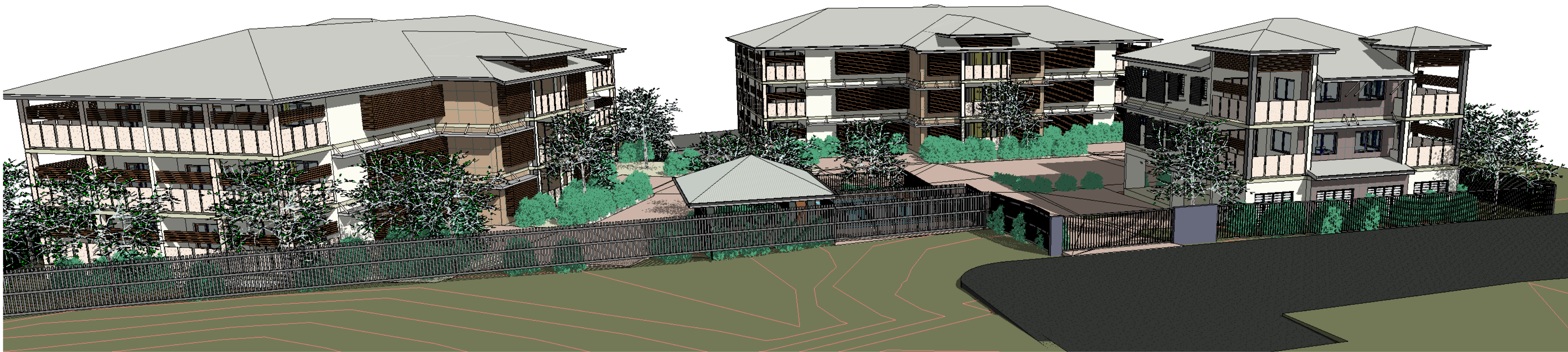




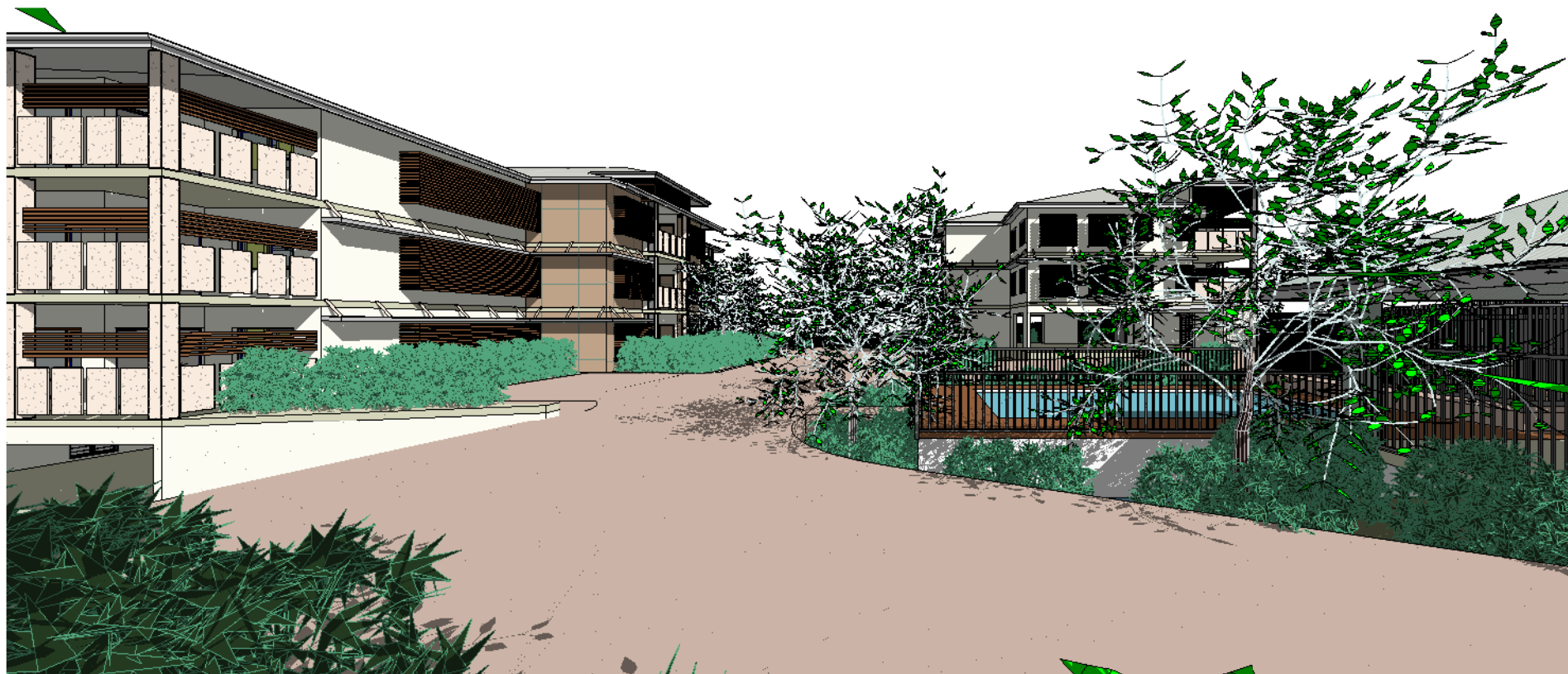
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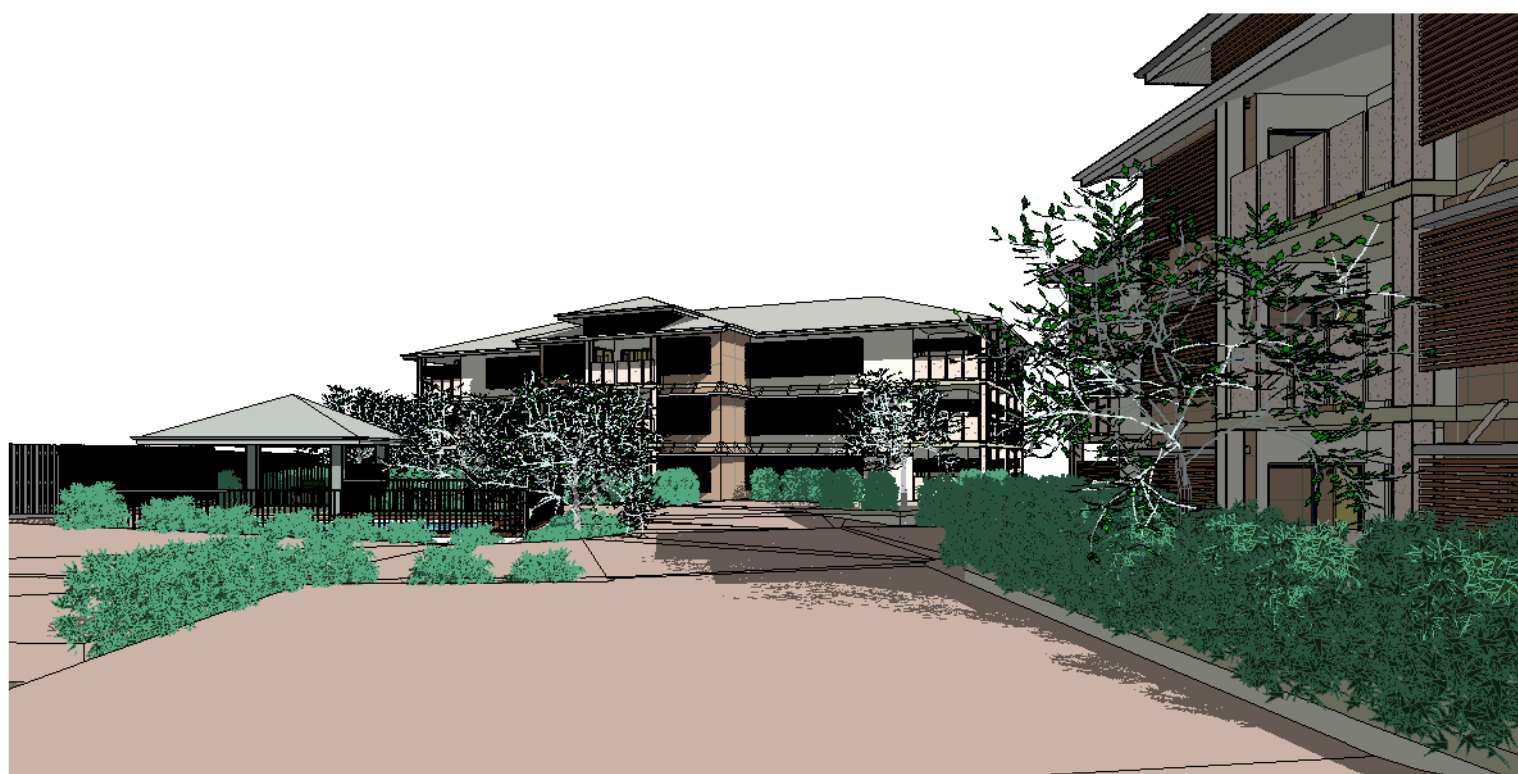
5 community area view



2 aerial view 1



3 internal view to block a & b



4 internal view to block c

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1	sk. 01	perspectives
1	sk. 02	elevations overall
1	sk. 03	elevations overall
1	sk. 04	site plan
1	sk. 05	services - aerial plans
1	sk. 06	area layouts
1	sk. 07	Block A - floor plans
1	sk. 08	Block A - elevations
1	sk. 09	Block B - ground floor plan
1	sk. 10	Block B - first floor plan
1	sk. 11	Block B - second floor plan
1	sk. 12	Block B - third floor plan
1	sk. 13	Block B - elevations
1	sk. 14	Block B - elevations
1	sk. 15	Block C - ground floor plan
1	sk. 16	Block C - first floor plan
1	sk. 17	Block C - second floor plan
1	sk. 18	Block C - third floor plan
1	sk. 19	Block C - elevations
1	sk. 20	Block C - elevations

20

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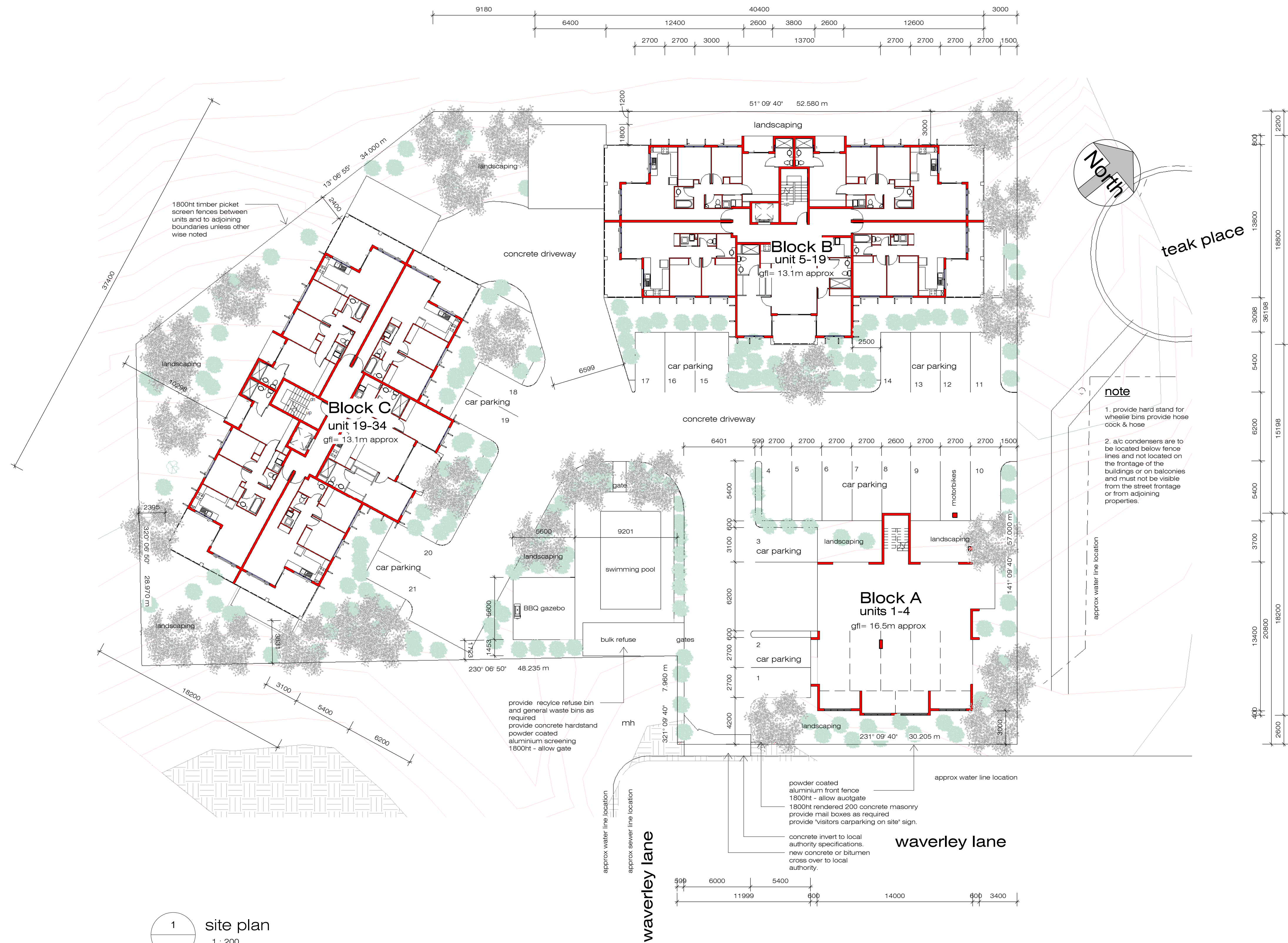
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No	Description	Date



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Proposed Multiple Dwellings  
for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date 11/2007  
Drawn concepts  
scale  
sheet sk. 01  
23-013  
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PROPERTY DESCRIPTION	
LOT No:	Lot 999
PLAN No:	sp 159422
COUNTY OF	Elphinstone
PARISH OF	Stuart
SITE AREA	3869 sqm

note

1. provide hard stand for wheelie bins provide hose cock & hose
2. a/c condensers are to be located below fence lines and not located on the frontage of the buildings or on balconies and must not be visible from the street frontage or from adjoining properties.

approx water line location

waverley lane

NOTES:
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Revision Schedule

No

Description

Date \_\_\_\_\_



project:	
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### Proposed Multiple Dwellings

for:

Opulence Builders Group  
et al.

at:  
2-1

2-14 Waverley Lane  
Douglas

28	
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Issue Date 11/20/07

Drawn	Author
As indicated	As indicated

scale	As indicated
sheet	sk 04

EX-04

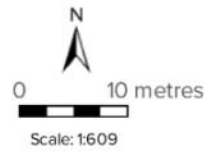
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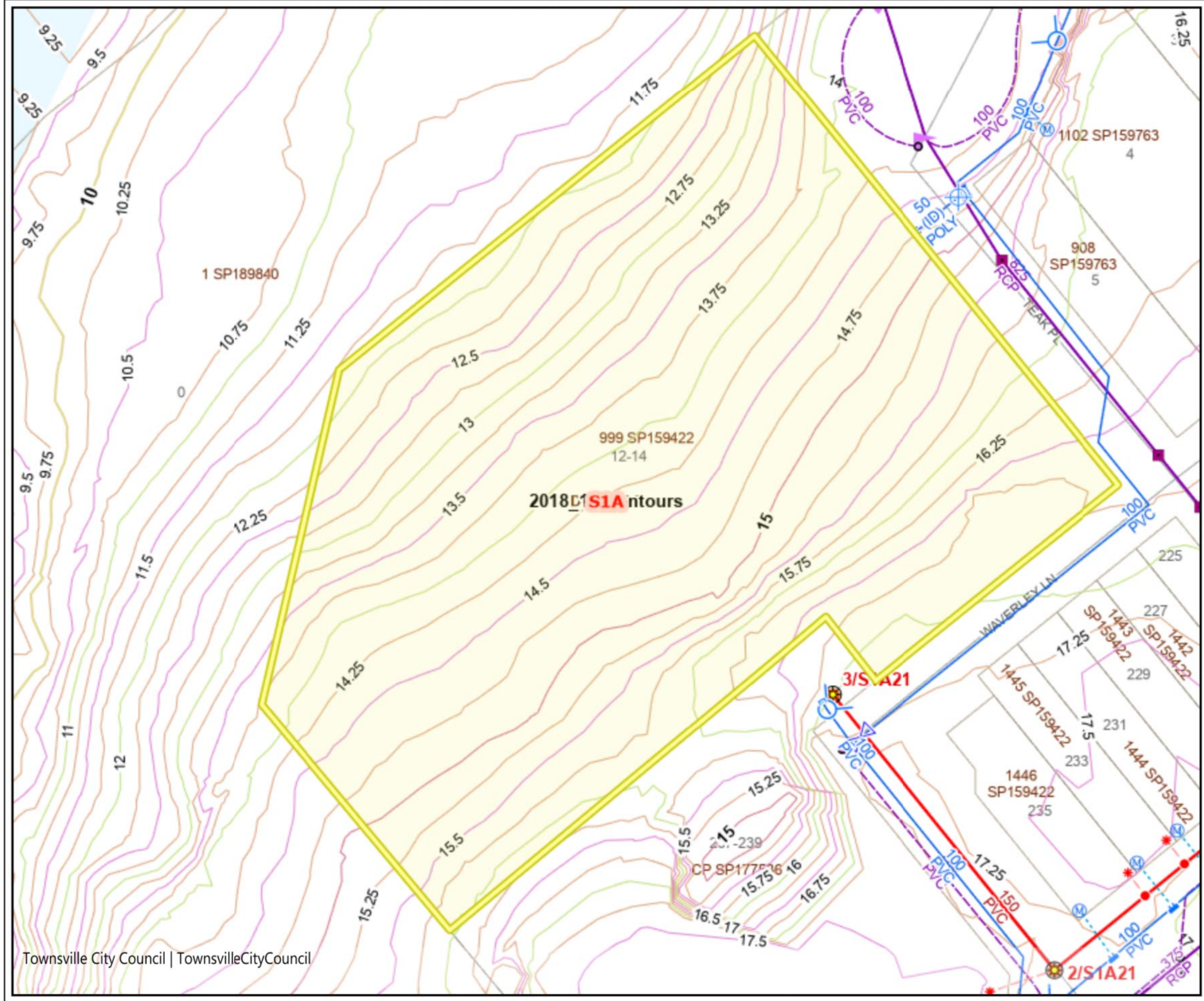




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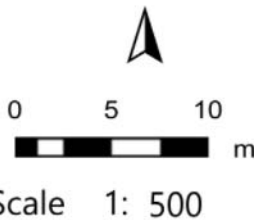


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For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>  
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Map Title

Legend



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No	Revision Schedule	Date
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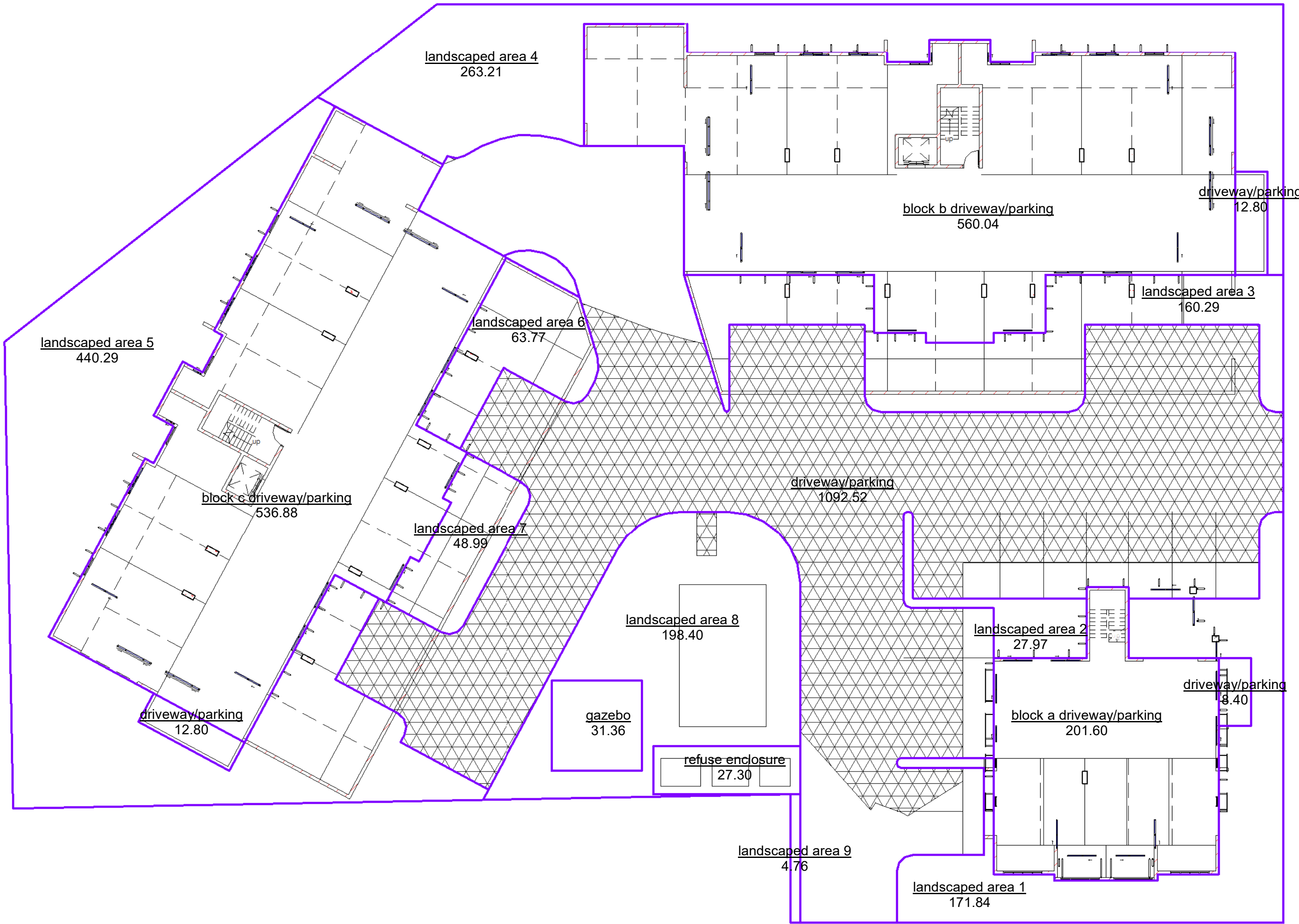
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for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date: 04/13/23  
Drawn: Author  
scale: 1:100  
sheet: sk\_05

23-013

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Area Schedule (site coverage)			
Count	Name	Area	%

building			
1	block b driveway/parking	560.04	14%
1	block c driveway/parking	536.88	14%
1	block a driveway/parking	201.60	5%
3		1298.52	34%

driveway			
1	driveway/parking	1092.35	28%
1	driveway/parking	12.80	0%
1	refuse enclosure	27.30	1%
1	driveway/parking	8.40	0%
1	driveway/parking	12.80	0%
5		1153.65	30%

landscape			
1	landscaped area 3	160.29	4%
1	landscaped area 6	63.77	2%
1	landscaped area 7	48.99	1%
1	landscaped area 5	440.29	11%
1	gazebo	31.36	1%
1	landscaped area 8	198.40	5%
1	landscaped area 1	171.84	4%
1	landscaped area 2	27.97	1%
1	landscaped area 4	263.37	7%
1	landscaped area 9	4.76	0%
10		1411.06	37%
18		3863.22	100%

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No	Revision Schedule	Date
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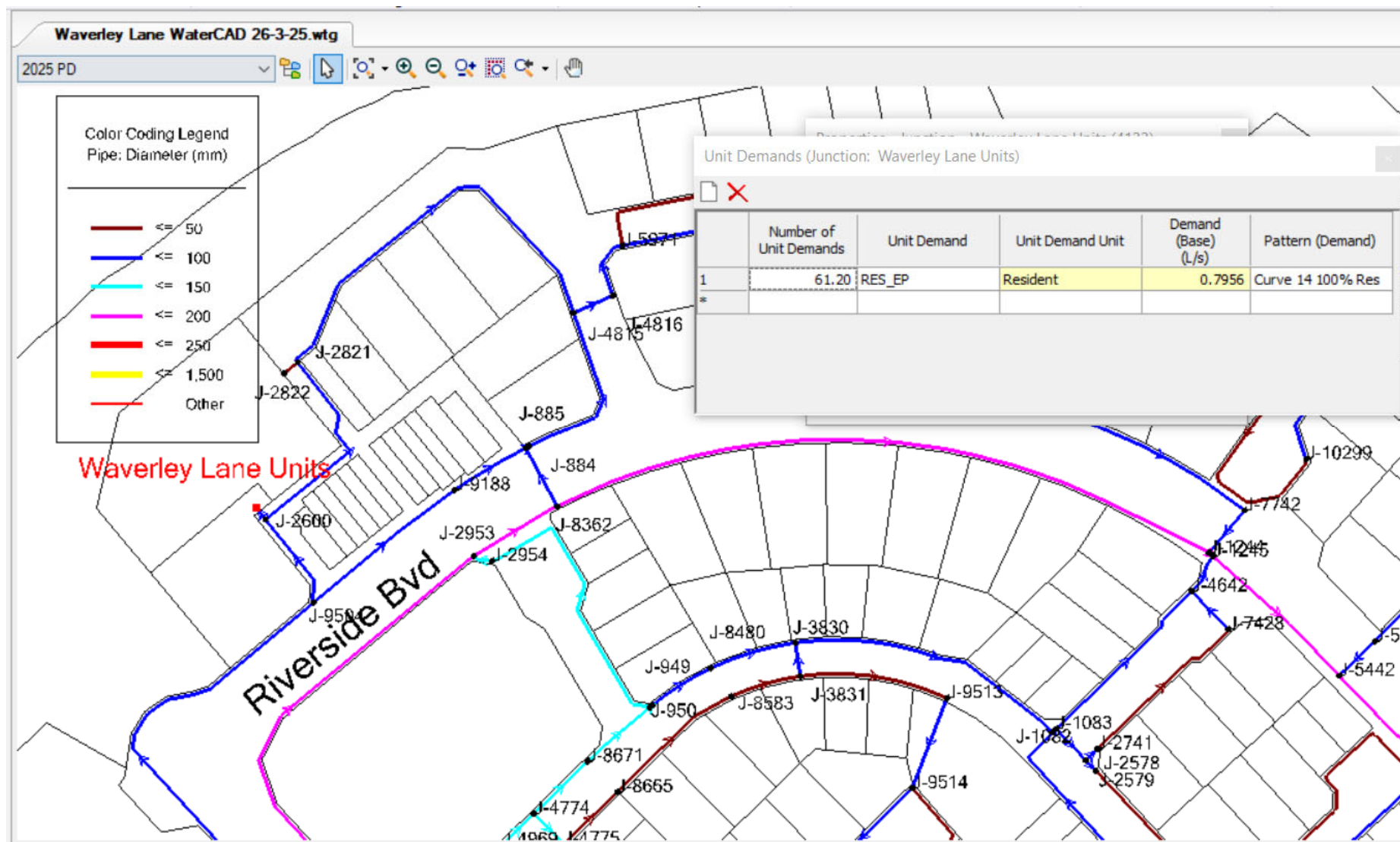
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Proposed Multiple Dwellings  
for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date	11/2007
Drawn	Author
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## **APPENDIX B**

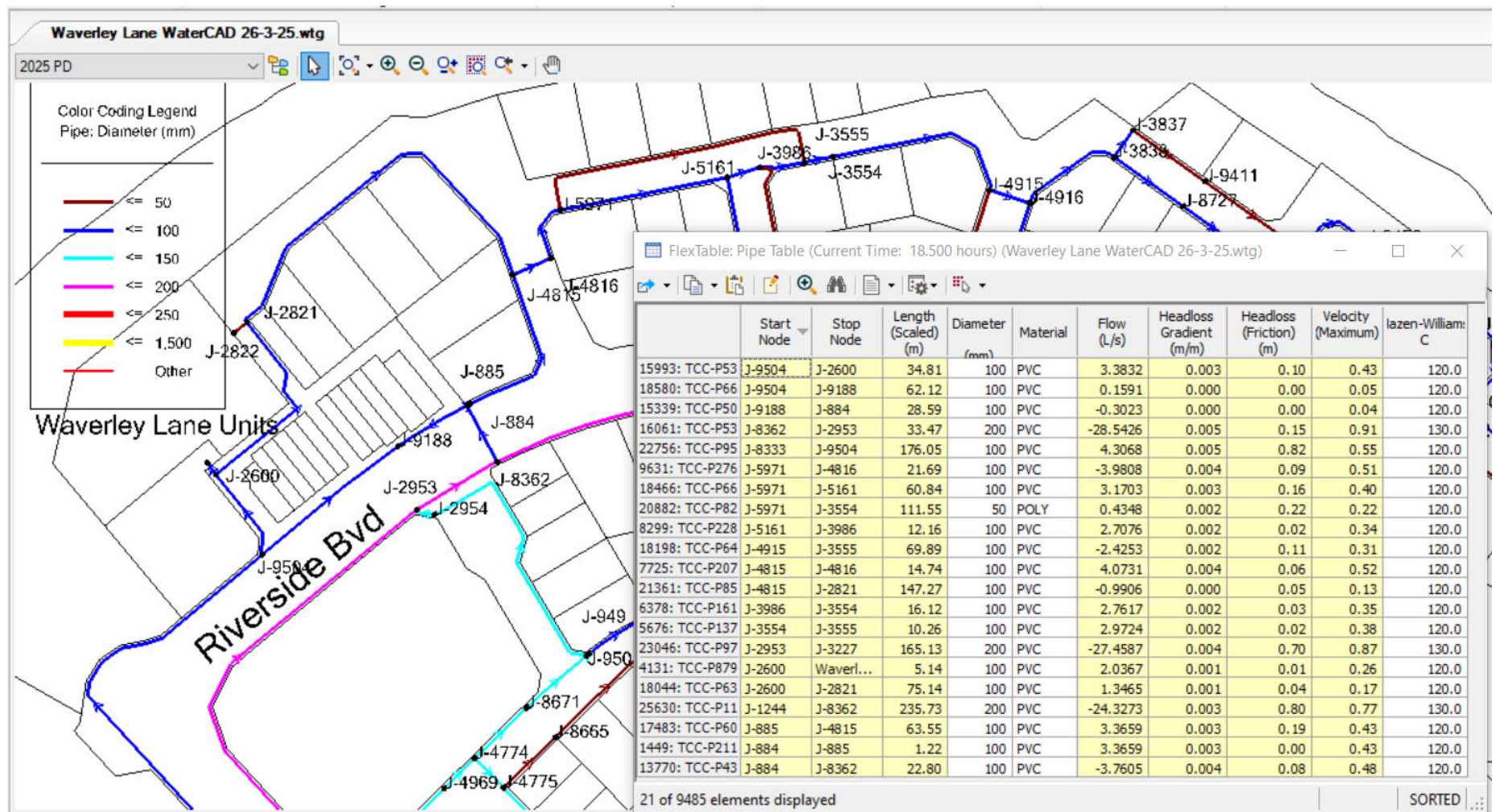
### **WATER MODELLING FIGURES & RESULTS**





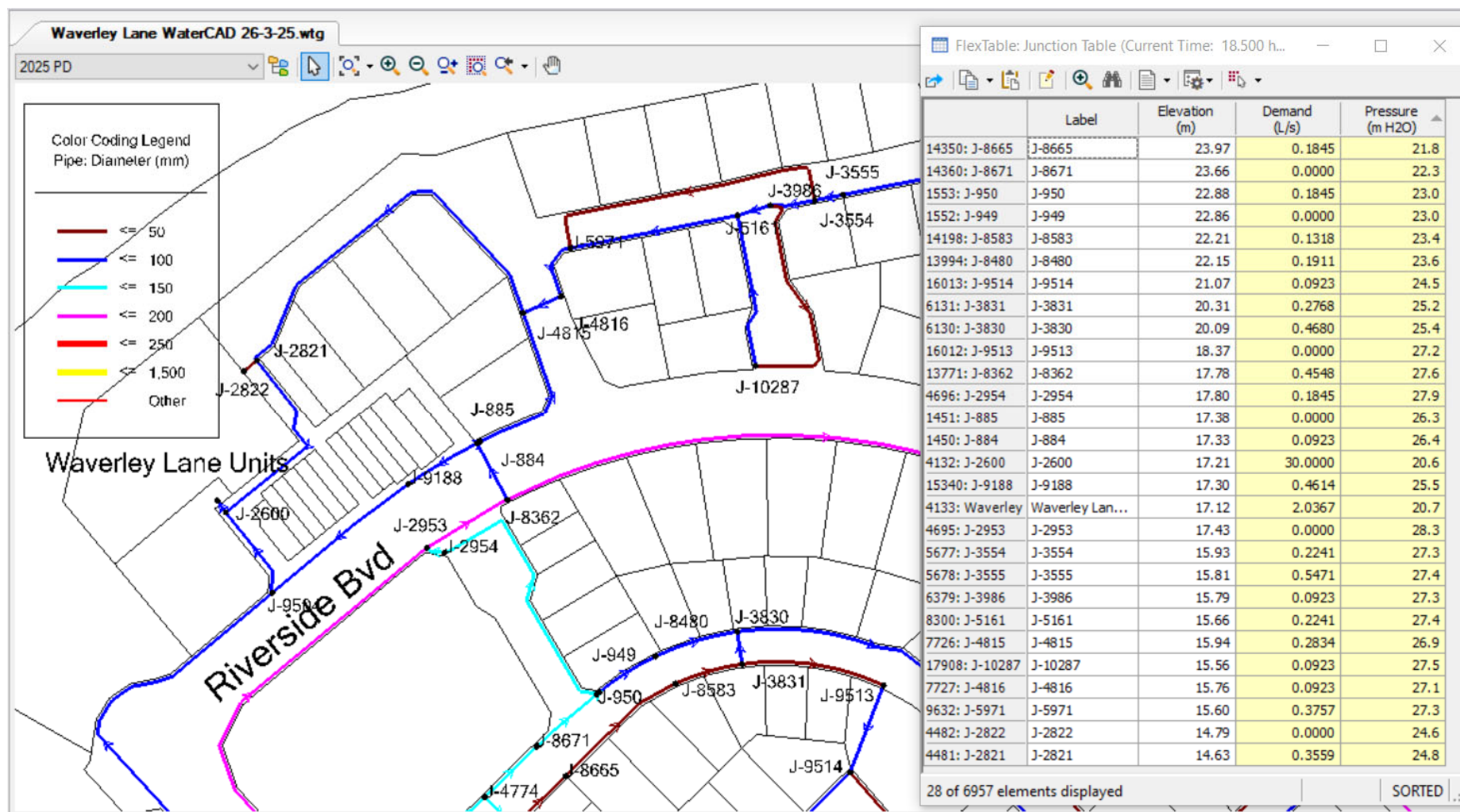
Waverley Lane - WaterGEMS Figure & Demands



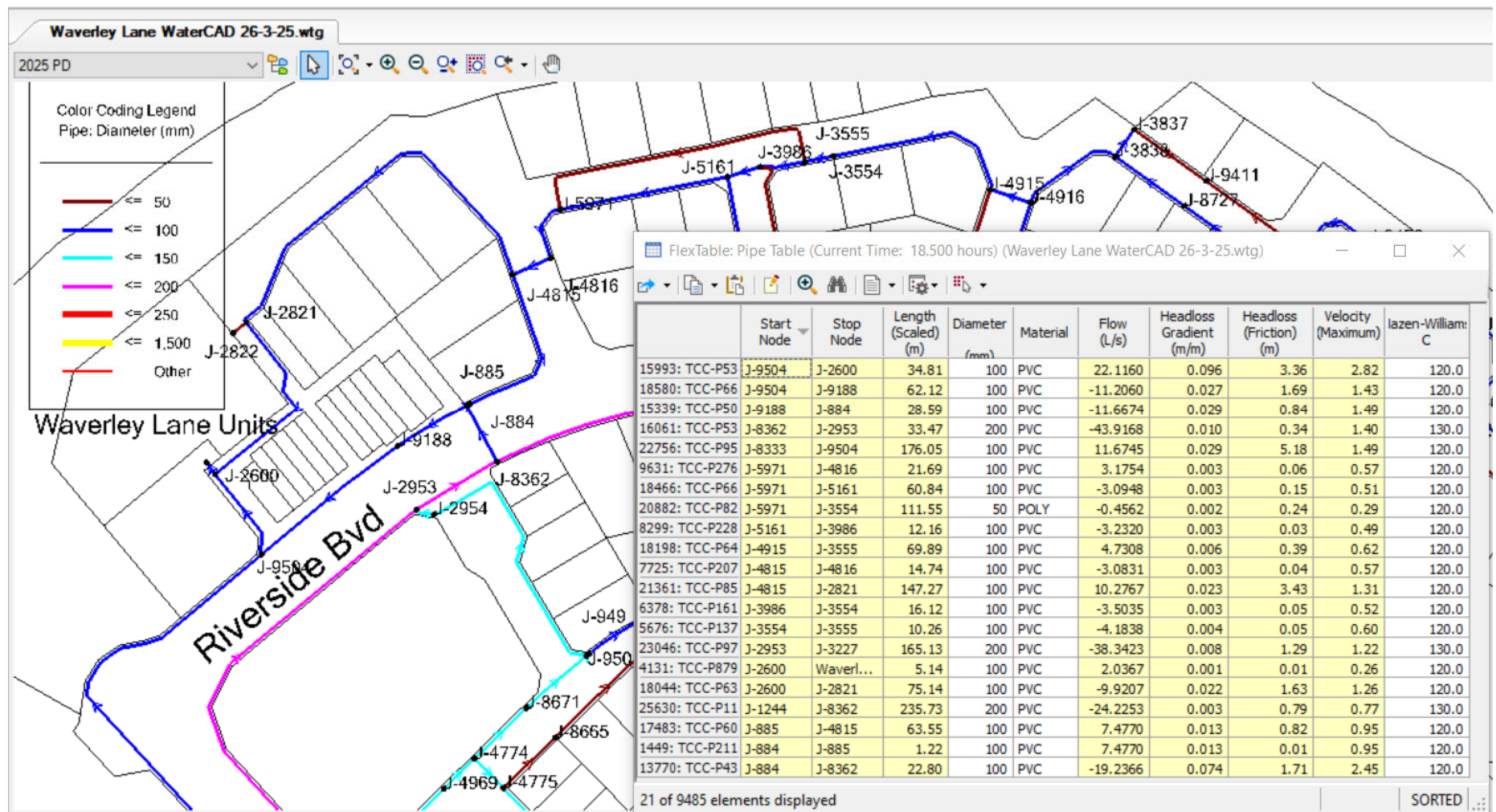


Waverley Lane – Peak Hour Pipes – 18:50hr





Waverley Lane – Fire Flow Pressures – 18:50hr

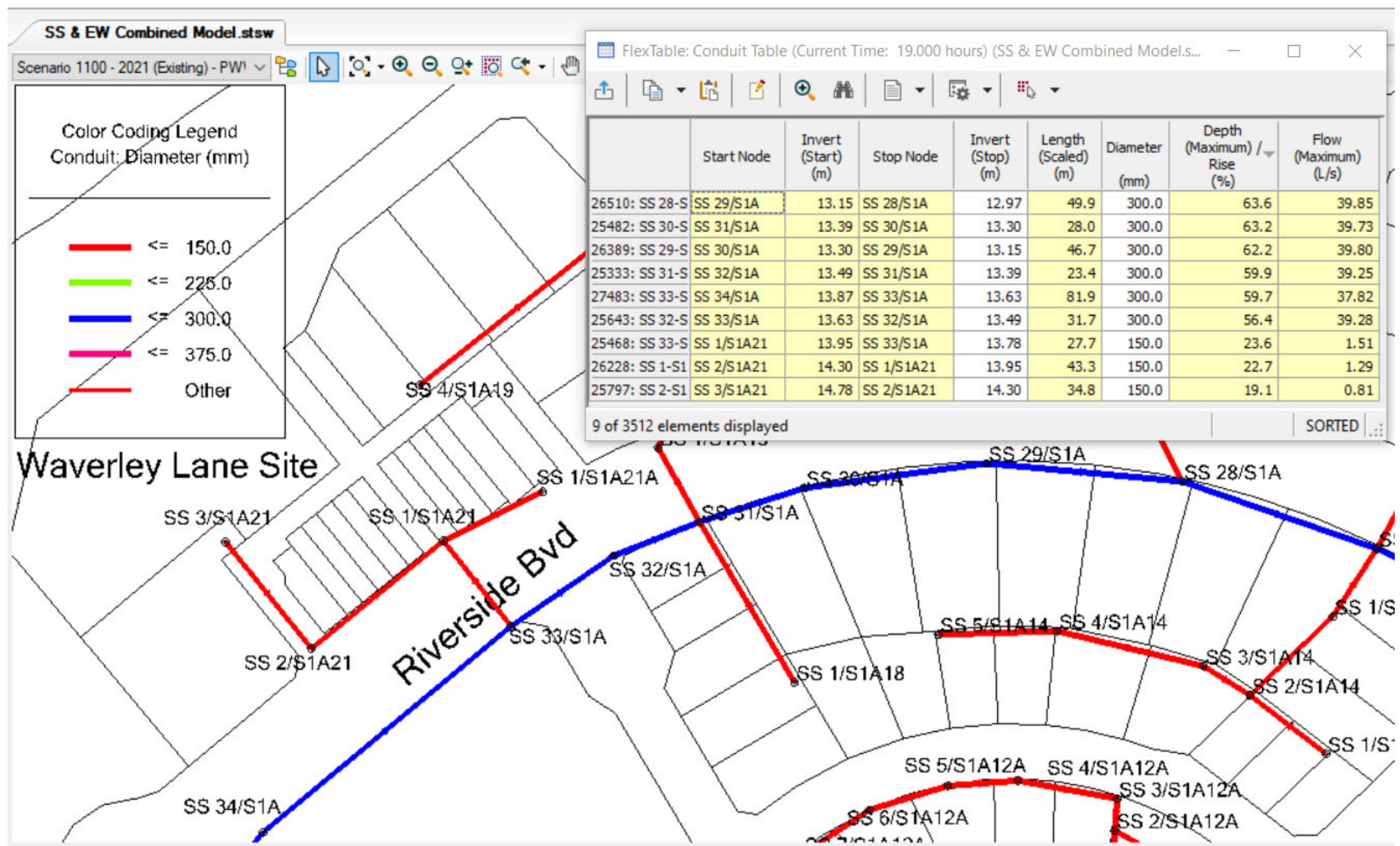


Waverley Lane – Fire Flow Pipes – 18:50hr



## **APPENDIX C**

### **SEWER MODELLING FIGURES & RESULTS**



**SewerGEMS Figure & Modelling Results**



# Attachment 3



## PROPOSED MULTIPLE DWELLINGS

12-14 WAVERLEY LANE, DOUGLAS

SITE BASED STORMWATER MANAGEMENT PLAN



OPULENCE BUILDERS GROUP

STP25-0424

## DOCUMENT STATUS

Rev.	Issue	Author	Approved for Issue		
			Approved by	Signature	Date
A	Preliminary Issue	Matt Whittering	Matt Whittering RPEQ 30796		2 April 2025
B	Layout Amended	Matt Whittering	Matt Whittering RPEQ 30796		11 June 2025

## TABLE OF CONTENTS

<b>1.</b>	<b>Introduction</b>	<b>1</b>
1.1	Limitations	1
<b>2.</b>	<b>Site Characteristics</b>	<b>1</b>
2.1	Easements and Resumptions	2
2.2	Site Topography	3
2.3	Flood Study	4
<b>3.</b>	<b>Proposed Development</b>	<b>4</b>
3.1	Site Plan	4
3.2	Site Earthworks & Finished Floor Levels	4
3.3	Site Stormwater Drainage	5
<b>4.</b>	<b>Site Based Stormwater Management Plan</b>	<b>5</b>
4.1	Existing Stormwater Infrastructure	5
<b>5.</b>	<b>MUSIC Modelling</b>	<b>10</b>
5.1	Model Parameters	10
5.2	Rainfall and Runoff Parameters	10
5.3	Pollutant Generation	11
5.4	Results	12
<b>6.</b>	<b>Discussion / Conclusion</b>	<b>13</b>
	<b>Appendix A: Schematic Drainage Plan</b>	<b>14</b>
	<b>Appendix B: Atlan Filter</b>	<b>16</b>



## 1. Introduction

Opulence Builders Group has engaged STP Consultants to develop a Site Based Stormwater Management Plan for a new multiple dwelling residential development in Douglas, Townsville. This plan is intended to provide essential information to support the proposed development and to comprehensively address the stormwater infrastructure needs necessary to effectively manage all-site runoff resulting from the proposed development.

This SBSMP report focuses on the impact of the development in the following areas:

- Earthworks
- Flood Hazard
- Stormwater Management
- Stormwater Quality

### 1.1 Limitations

This report provides a desktop stormwater and hydrology investigation from the information obtained from the following sources.

- Architectural Layout provided by Concepts Building Design.
- LiDAR data obtained from Department of Natural Resources and Mines (via ELVIS – Elevation Foundation Spatial Data).
- Townsville Council Infrastructure Mapping Information.
- Townsville City Council Development Flood Report Investigation.
- Townsville City Council Planning Scheme.
- Rainfall and Meteorological Data by the Australia Bureau of Meteorology.
- Before You Dig Australia.
- Queensland Globe.

## 2. Site Characteristics

The site is situated at 12-14 Waverley Lane, Douglas Queensland 4814, and encompasses a single lot specifically identified as Lot 999 on SP159422, with a land area of 3,869m<sup>2</sup> (hereafter described as “the site”). The site falls within the Open Space Zone under the authority of the Townsville City Council (TCC) local government area.

The site is positioned on the southern banks of the Ross River, and the north-western side of Waverley Lane. At present, the site is currently vacant. The site's immediate surroundings include medium density residential housing to the north-east, high density residential units to the south-east, and a small commercial neighbourhood centre to the south known as the Riverview Marketplace. The banks of Ross River fronts the site's northern boundary.



Figure 2.1 - Zoning and Locality Plan Extract (TCC Mapping)

## 2.1 Easements and Resumptions

The site has no easements or road resumptions through the site.



Figure 2.2 - Locality Plan, Cadastral boundaries, and Easements (Qld Globe).



## 2.2 Site Topography

Existing surface levels across the site vary, with elevations ranging from RL17.1m AHD (Australian Height Datum) at the south-east corner to RL12.0m AHD at the north-west corner of the site.

Presently, the site exhibits a slope with a gradient of approximately 8% (1:12), that descends from the Waverley Lane frontage towards the Ross River.



Figure 2.3 - Site Survey Plan (ELVIS Lidar).

## 2.3 Flood Study

According to Townsville City Council flood mapping, the site contains localised areas of inundation from the future 1% AEP Defined Flood Event (DFE). The depths and locations of these areas implies they are localised depressions within the flood model, often referred to as 'model noise', and not representative of a flood level for the purposes of developing the site. The DFE for the Ross River adjacent to the site is at RL12.07m AHD, which does not encroach into the site.

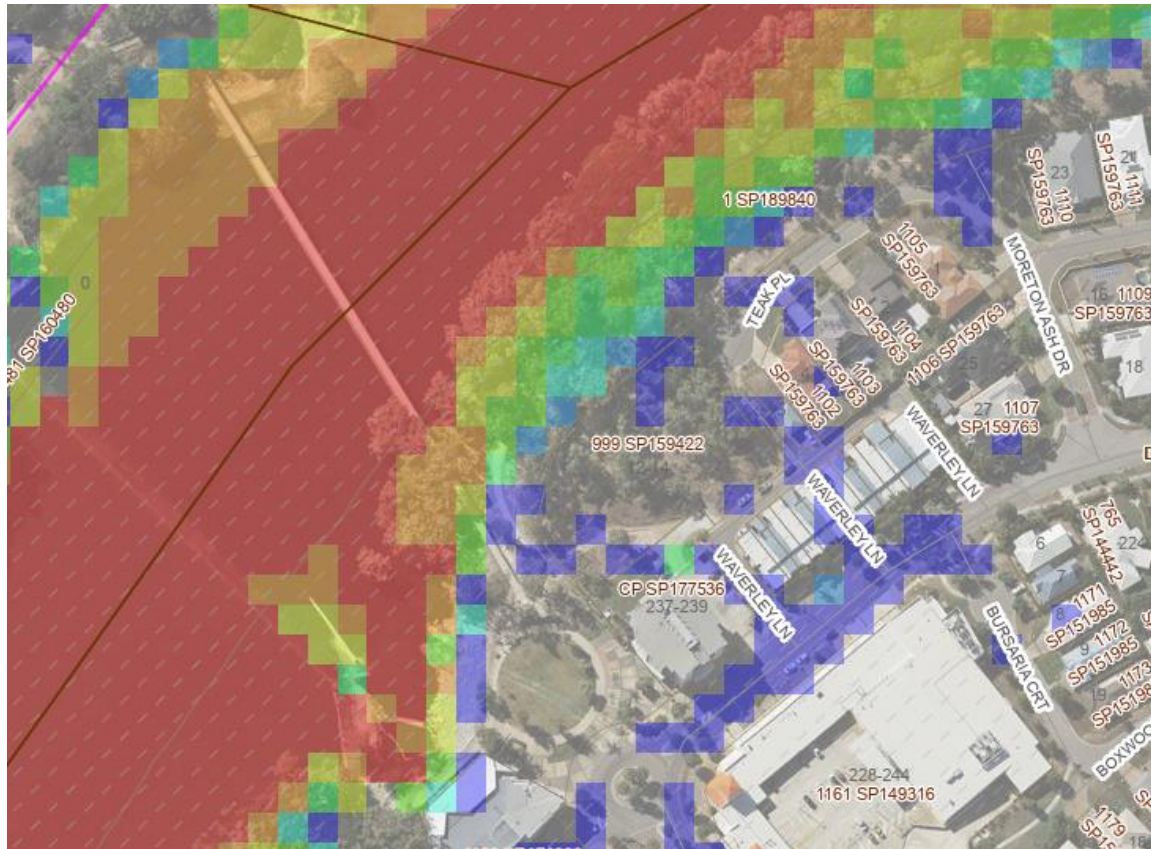


Figure 2.4 – 1%AEP Flood Map Extract (TCC Flood Mapping)

## 3. Proposed Development

### 3.1 Site Plan

The proposed development consists of clearing the site and construction of a new multi-storey residential development, refer Appendix A.

### 3.2 Site Earthworks & Finished Floor Levels

The existing site grades from Waverley Lane to Ross River, with an average grade of 8%. Site profiling will largely follow the existing fall direction with maximum allowable grades to minimise fill and achieve the compliant pavement grades. Retaining walls up to 3m are anticipated as part of this development. As the ground levels of all buildings will be carparks and the site is not affected by a defined flood event, there is no requirement for the levels to be above a defined flood level. Levels will be based to achieve compliant off-street parking grades in accordance with AS2890.1, and to minimise earthworks within the site.



### 3.3 Site Stormwater Drainage

The proposed development will result in filling and reshaping of the site. An internal drainage system will be employed to capture runoff from all hardstand and roofed surfaces to a Stormwater Quality Treatment Device (SQID), prior to discharging to the Lawful Point of Discharge for the site, being the Ross River.

## 4. Site Based Stormwater Management Plan

### 4.1 Existing Stormwater Infrastructure

The site discharges overland from Waverley Street down towards the Ross River. There are currently no connections to council drainage infrastructure from the site. The closest drainage infrastructure exists along the western boundary of the site. It is not anticipated that this development will connect to this infrastructure.

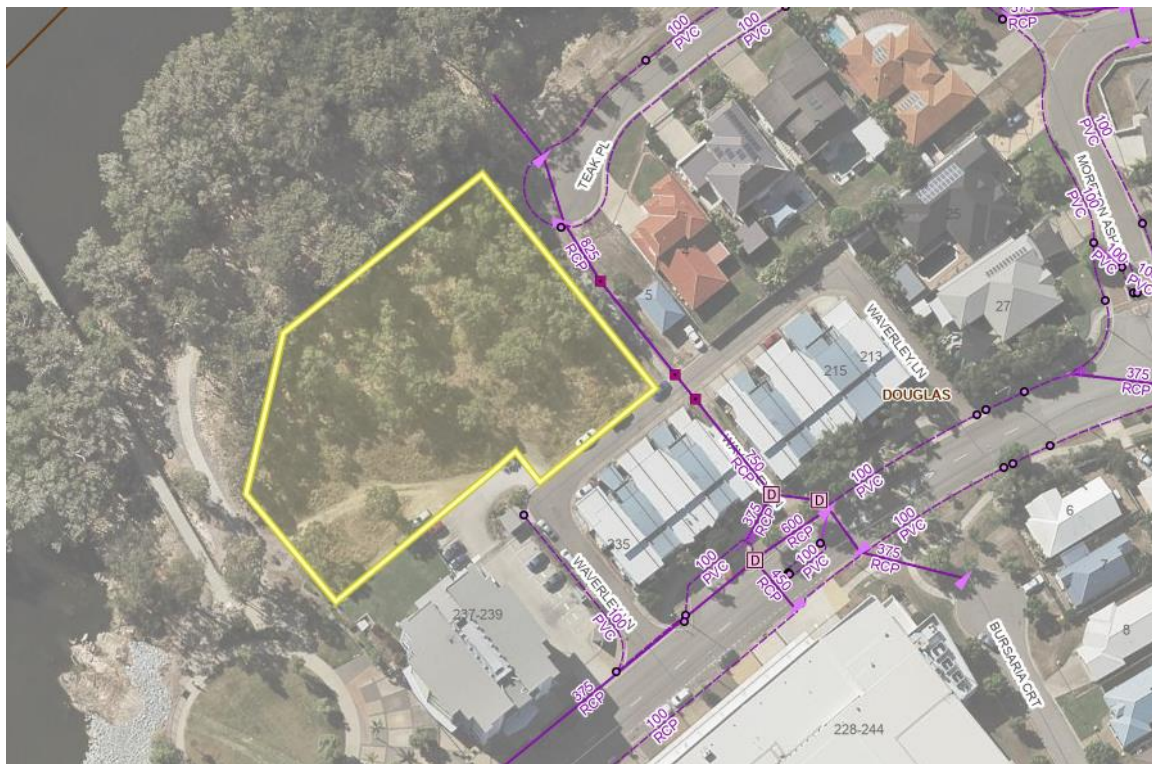


Figure 4.1 - Infrastructure Asset Extract (TCC Mapping)

### 4.2 External Catchments

The contours from Townsville City Council Mapping show there is an existing external catchment from the adjacent site on the southern side. The external catchment size is approximately 500m<sup>2</sup>, which is indicated in Figure 4.2 below. Any internal stormwater infrastructure will be designed to take this external catchment into account.





### 4.3 Stormwater Runoff & Detention

Townsville City Council Planning Scheme Policy – SC6.4.9 Stormwater Quantity, identifies the provisions for the minor and major systems design criteria for different zonings. The Major drainage system is to be designed for the 1% AEP while the Minor system is to be in accordance with Table SC6.4.9.1 below.

**Table SC6.4.9.1 - Minor System Design AEP and Average Recurrence Interval (AR<sup>n</sup>)**

Development Category	ARI (yrs)	AEP
Residential	2	39%
Commercial - Lower order (district centre and below)	2	39%
Commercial - Other (excluding Lower order commercial and Principal centre)	5	18%
Industrial	5	18%
Principal Centre (CBD)	10	10%
Rural Residential	20	5%
Parks and recreation areas (excluding community facilities)	1	1EY

The proposed unit development changes the zoning of the site from Open Space to High Density Residential under the planning scheme. This represents an increase in permissible fraction impervious area from 0.2 to 0.9 in accordance with Table SC6.4.9.2 below.

**Table SC6.4.9.2 - Design AEPs and Fraction Impervious for Land Use Zones**

Development Category	Land use	Fraction impervious (fi)
Residential zones category	Low density residential	0.65
	Medium density residential	0.7
	High density residential	0.9
	Rural residential	0.6
	Character residential	0.55
Centre zones category	Neighbourhood centre	0.9
	Local centre	0.9
	District centre	0.9
	Major centre	1.0
	Principal centre (CBD)	1.0
	Specialised centre	0.9
	Mixed use	0.9
Community facilities and Open space zone category	Sport & recreation	0.2
	Open space	0.2
	Community facilities	0.95
	Environmental management & conservation	0.4
Industry zones category	Low impact industry	0.9
	Medium impact industry	0.9
	High impact industry	0.8
Rural zones category	Rural	0.1
Other zones category	Emerging community	-
	Special purpose	-

Under ordinary conditions, this would trigger the requirement for on-site detention to remediate the increase in impervious area, however, as the development is located immediately upstream of the Ross River with no downstream infrastructure to attenuate flows for, there is no requirement to detain site runoff.

#### 4.4 Stormwater Quality

In accordance with the requirements of the State Planning Policy – July 2017, the Assessment Benchmarks for Water Quality, the proposed development site is greater than 2,500m<sup>2</sup> in size and therefore the site does exceed the criteria for requiring permanent methods of stormwater quality control.

##### Assessment benchmarks – water quality

These performance outcomes apply to the following development applications, to the extent the SPP has not been identified in a local planning instrument as being appropriately integrated.

###### For receiving waters, a development application for:

- (1) a material change of use for an urban purpose that involves premises 2500 metres<sup>2</sup> or greater in size and;
  - (a) will result in six or more dwellings; or
  - (b) will result in an impervious area greater than 25 per cent of the net developable area; or
- (2) reconfiguring a lot for an urban purpose that involves premises 2500 metres<sup>2</sup> or greater in size and will result in six or more lots; or
- (3) operational works for an urban purpose that involves disturbing a land area 2500 metres<sup>2</sup> or greater in size.

###### For water supply buffer areas, a development application:

- (4) located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves:
  - (a) a material change of use for the intensive animal industry, medium and high-impact industry, noxious and hazardous industry, extractive industry, utility installation that involves sewerage services, drainage or stormwater services, waste management facilities, or motor sport facility; or
  - (b) reconfiguring a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and any of the lots created will rely on on-site wastewater treatment.

###### The following requirements are assessment benchmarks for the development:

- (1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values arising from:
  - (a) altered stormwater quality and hydrology
  - (b) waste water
  - (c) the creation or expansion of non-tidal artificial waterways
  - (d) the release and mobilisation of nutrients and sediments.
- (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)
- (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.

Further information in relation to these requirements is detailed in the water quality guidance material.

#### 4.4.1 Pollutants of Concern

Pollutant	Development Phase	
	Construction	Operation
Litter	✓	✓
Sediment	✓	unlikely
Hydrocarbons (including oil and grease)	✓	✓
Toxic materials (e.g. cement slurry, asphalt primer, solvents)	✓	unlikely
pH altering substances (e.g. cement slurry and wash waters)	✓	unlikely
Oxygen demanding substances (organic and chemical matter)	possibly	unlikely
Nutrients (nitrogen and phosphorus)	✓	✓
Pathogens / Faecal coliforms (bacteria and viruses)	possibly	unlikely
Heavy metals (often associated with fine sediment)	unlikely	unlikely
Surfactants (e.g. detergents from car washing)	unlikely	possibly
Thermal pollution (heat)	unlikely	unlikely

Table 4.1 – Pollutants Likely to be of Most Concern

#### 4.4.2 Design Objectives for Water Management

The Environmental Protection (Water) Policy 1997 provides a framework for identifying environmental values and associated water quality objectives; this framework is consistent with the efficient use of resources and best practice environmental management and involves the community through consultation and consideration of economic and social impact assessment. Environmental Values (EV) are a reflection of the qualities of a catchment that the community believes to be important. As such, environmental values are established through community consultation rather than through a scientific process. Once EV are established for a catchment, Water Quality Objectives (WQO) can be defined, which are meant to protect these values.

The water Quality Objectives for the proposed development are to be in accordance with State Planning Policy – Water Quality, as listed in the Townsville City Council's Planning Scheme Policy, SC6.4.10 Stormwater Quality.

Parameter	Statistic	Load Based Reduction	Water Quality Objectives
Total Suspended Solids (TSS)	Mean Range	80%	Less than 5mg/L
Total Phosphorous (TP)	Mean Range	65%	Less than 0.01 to 0.05mg/L
Total Nitrogen (TN)	Mean Range	40%	Less than 0.2 to 0.5mg/L
Gross Pollutants	-	90%	Retention of litter greater than 50mm for flows up to the 3-month ARI peak flow

Table 4.2 – Water Quality Objectives for Townsville

#### 4.4.3 Proposed Treatment Train Analysis

The proposed development on the existing site has sufficient area available to dedicate to stormwater treatment devices to the new works.

Roof water will discharge via downpipes either directly to the pavement surface or directly into adjacent field inlet pits connected to the in-ground stormwater network.

The landscaped areas, concrete driveways and pavements will drain to the internal in-ground stormwater.

All grated field inlets will be fitted with filter baskets for removal of gross pollutants.

The total catchment then discharges to the existing Lawful Point of Discharge via an Atlanfilter unit (or equivalent). The Atlanfilter has been used for modelling purposes but may be substituted by another proprietary product with similar performance characteristics.

## 5. MUSIC Modelling

### 5.1 Model Parameters

Input	Data Used
Rainfall Station	32040 TOWNSVILLE
Rainfall Period	03/03/1953 – 31/03/2010
Mean Annual Rainfall (mm)	1031mm
Evapotranspiration	1857mm
Model Timestep	6 minutes
Rainfall Runoff Parameters*	Residential
Pollutant Parameters*	Residential (Split)

Table 5.1 - Basic MUSIC Model Parameters

### 5.2 Rainfall and Runoff Parameters

Parameter	Roof/ Road/Ground Level
Rainfall Threshold (mm/day)	1
Soil Storage Capacity (mm)	500
Soil Initial Storage (% of Capacity)	10
Field Capacity (mm)	200
Infiltration Capacity coefficient - a	211
Infiltration Capacity exponent - b	5.0
Initial Depth (mm)	50
Daily Recharge Rate (%)	28
Daily Baseflow Rate (%)	27
Daily Deep Seepage Rate (%)	0

Table 5.2 - Water By Design MUSIC Quantity Parameters for SEQ (Urban Residential) Appendix A

### 5.3 Pollutant Generation

In MUSIC, stormwater quality is characterized by event mean concentrations (EMC) for storm flows and base flows. In this study, the EMC were adopted from the Water by Design MUSIC Modelling Guidelines. The pollutants of concern that were assessed include total suspended solids (TSS), total phosphorous (TP) and total nitrogen (TN). The quality of stormwater runoff is characterised by inputting event mean concentrations (EMC) for storm flow and base flow conditions as well as the standard deviation of each EMC.

Pollutant concentrations are based on Urban Residential land use parameters.

Flow Type	Surface Type	TSS (log10 values)		TP (log10 values)		TN (log10 values)	
		Mean	Std Dev.	Mean	Std Dev.	Mean	Std Dev.
Baseflow	Roof	0.00	0.00	0.00	0.00	0.00	0.00
	Roads	1.00	0.34	-0.97	0.31	0.20	0.20
	Ground level	1.00	0.39	-0.89	0.31	0.20	0.20
Stormflow	Roof	1.30	0.44	-0.89	0.31	0.26	0.23
	Roads	2.43	0.39	-0.30	0.31	0.26	0.23
	Ground level	2.18	0.39	-0.47	0.31	0.26	0.23

Table 5.3 - Water by Design MUSIC Modelling Parameters – Urban Residential Split Catchment

## 5.4 Results

The indicative layout of the MUSIC model and are shown below in Figures 5.1 and the perspective treatment effectiveness in Tables 5.4.

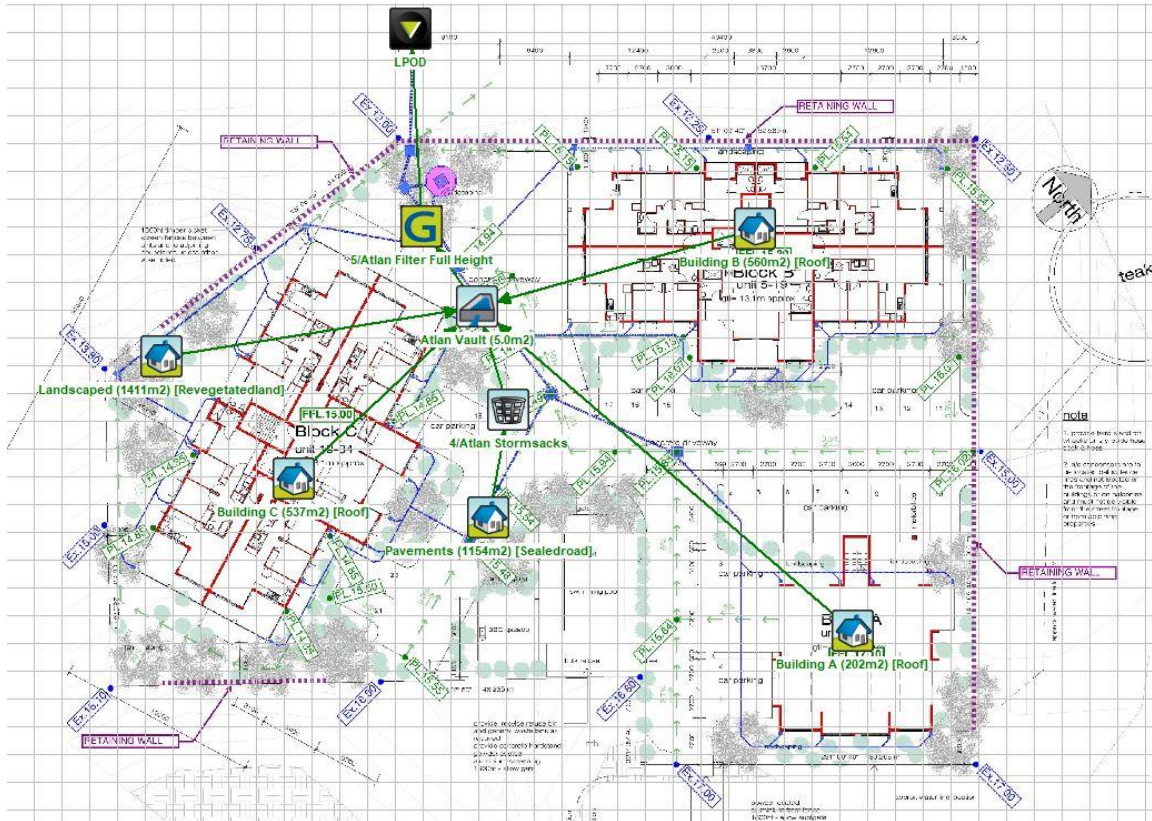


Figure 5.1 - Proposed Stormwater Treatment Train (MUSIC)

Treatment Train Effectiveness - LPOD			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.92	2.92	0
Total Suspended Solids (kg/yr)	576	102	82.4
Total Phosphorus (kg/yr)	1.12	0.372	66.8
Total Nitrogen (kg/yr)	5.86	2.52	57
Gross Pollutants (kg/yr)	45.3	0	100

Table 5.4 - MUSIC Modelling Results



## 6. Discussion / Conclusion

As demonstrated within the report, the proposed development can be undertaken, and a summary of the requirements are as follows:-

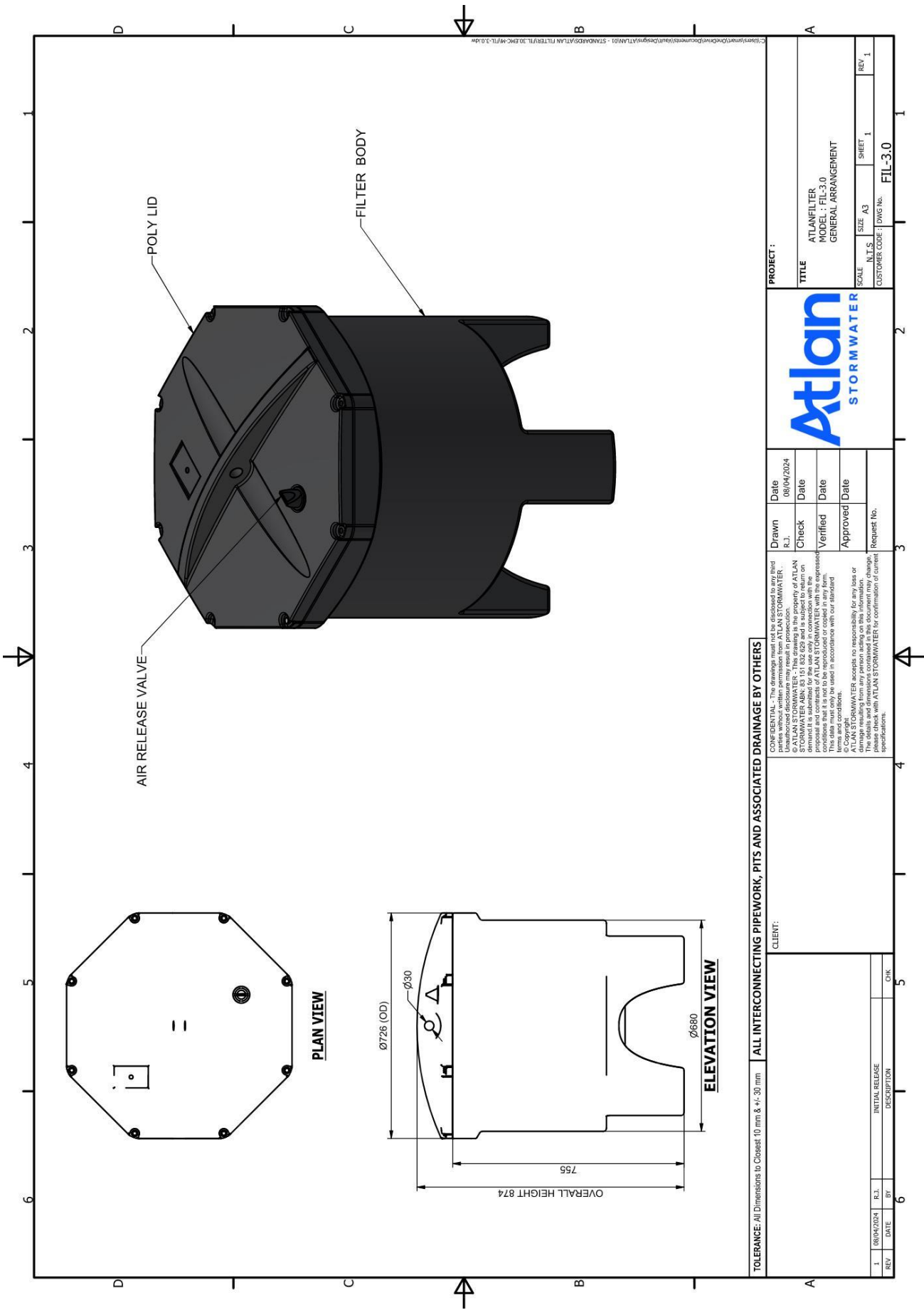
- The Defined Flood Event (DFE) with ARI 1 in 100 years is 12.07m AHD
- The non-habitable floor levels are to be at or above the DFE of 12.07m AHD, habitable floor levels are to be set to a minimum 300mm above the DFE at 12.37m AHD.
- The Minor Design Event is ARI 2 year - 1 in 2 years
- The Major Design Event is ARI 100year - 1 in 100 years
- No detention is required
- The site requires Stormwater Quality Treatment consisting of 4No. Atlan Stormsacks (or equivalent) in combination with the 5/AtlanFilters (or Equivalent) in an AtlanVault
- The Legal Point of Discharge is the Ross River.

## Appendix A: Schematic Drainage Plan



<b>STP</b> CONSULTANTS	
Client OPULENCE BUILDERS GROUP	
Project Details PROPOSED MULTIPLE DWELLINGS 12-14 WAVERLEY LANE, DOUGLAS QLD 4814	
Drawing Title SCHEMATIC DRAINAGE PLAN	
Job No. STP25-0424	Drawing No. SK001
Revision A	Date 11/08/2025
CIVIL	

## Appendix B: Atlan Filter





## BRISBANE

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E. [trevor@stpconsultants.com.au](mailto:trevor@stpconsultants.com.au)

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## ROCKHAMPTON

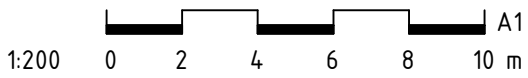
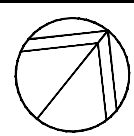
Level 3, 36 East Street  
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		BRISBANE 07 3539 8350		MACKAY 07 3539 8390	
		TOWNSVILLE 07 3539 8350		ROCKHAMPTON 07 3539 8344	
		CAIRNS 07 3539 8350		WHITSUNDAYS 07 3539 8399	
		<a href="http://www.stpconsultants.com.au">www.stpconsultants.com.au</a>			
<b>Client</b> OPULENCE BUILDERS GROUP					
<b>Project Details</b> PROPOSED MULTIPLE DWELLINGS 12-14 WAVERLEY LANE, DOUGLAS QLD 4814					
<b>Drawing Title</b> SCHEMATIC DRAINAGE PLAN					
<b>Job No.</b> STP25-0424		<b>Drawing No.</b> SK001			
<b>Revision</b> A		<b>Date</b> 11/06/2025			
CIVIL					





# Attachment 4

PROPOSED MULTIPLE DWELLINGS  
OPULENCE BUILDERS GROUP  
2-14 WAVERLEY LANE, DOUGLAS

PRELIMINARY

NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS.

SHEET LIST

SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	17.04.25	1	2	29.05.25	RESPONSE TO CERTIFIER
02	SITE PLAN - PROPOSED	17.04.25	1	4	06.06.25	TRAFFIC TO TOC SKETCH
04-A-01	BOK A- FLOOR PLANS	17.04.25	1	6	10.06.25	MECH SCHEDULE ADDED
04-B-01	BOK B- FLOOR PLAN - GROUND LEVEL	17.04.25	1	4	06.06.25	TRAFFIC TO TOC SKETCH
04-B-02	BOK B- FLOOR PLAN - LEVEL 1	17.04.25	1	6	10.06.25	MECH SCHEDULE ADDED
04-B-03	BOK B- FLOOR PLAN - LEVEL 2	17.04.25	1	6	10.06.25	MECH SCHEDULE ADDED
04-B-04	BOK B- FLOOR PLAN - LEVEL 3	17.04.25	1	6	10.06.25	MECH SCHEDULE ADDED
04-C-01	BLK C- FLOOR PLAN - GROUND LEVEL	17.04.25	1	4	06.06.25	TRAFFIC TO TOC SKETCH
04-C-02	BLK C- FLOOR PLAN - LEVEL 01	17.04.25	1	6	10.06.25	MECH SCHEDULE ADDED
04-C-03	BLK C- FLOOR PLAN - LEVEL 02	17.04.25	1	6	10.06.25	MECH SCHEDULE ADDED
04-C-04	BLK C- FLOOR PLAN - LEVEL 03	17.04.25	1	6	10.06.25	MECH SCHEDULE ADDED
05-A-01	ELEVATIONS	17.04.25	1	2	29.05.25	RESPONSE TO CERTIFIER
05-B-01	ELEVATIONS	17.04.25	1	2	29.05.25	RESPONSE TO CERTIFIER
05-B-02	ELEVATIONS	17.04.25	1	2	29.05.25	RESPONSE TO CERTIFIER
05-C-01	ELEVATIONS	17.04.25	1	2	29.05.25	RESPONSE TO CERTIFIER
05-C-02	ELEVATIONS	17.04.25	1	2	29.05.25	RESPONSE TO CERTIFIER
13	AREA PLAN - GFA SCHEDULE	17.04.25	1	5	10.06.25	AREA SCHEDULES
14	AREA PLAN - SITE	17.04.25	1	5	10.06.25	AREA SCHEDULES

GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNERFOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3. - AS/NZS 4505. WHEN BUILDING IN A CORROSIVE ENVIRONMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- \* SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.
- \* ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.
- \* ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STARWELS RATING.

(WELS - WATER EFFICIENCY LABELLING AND STANDARDS)

(QDC - QUEENSLAND DEVELOPEMENT CODE)

(MP - MANDATORY PART)

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-

- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANKREQUIREMENTS

NOTES:

- VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
- FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
- COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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w: www.thedesignhousenq.com.au  
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QBCC LICENCE NO. 15046263  
BUILDING DESIGN OPEN RISE

The  
Design  
House<sup>NQ</sup>

Project: PROPOSED MULTIPLE DWELLINGS

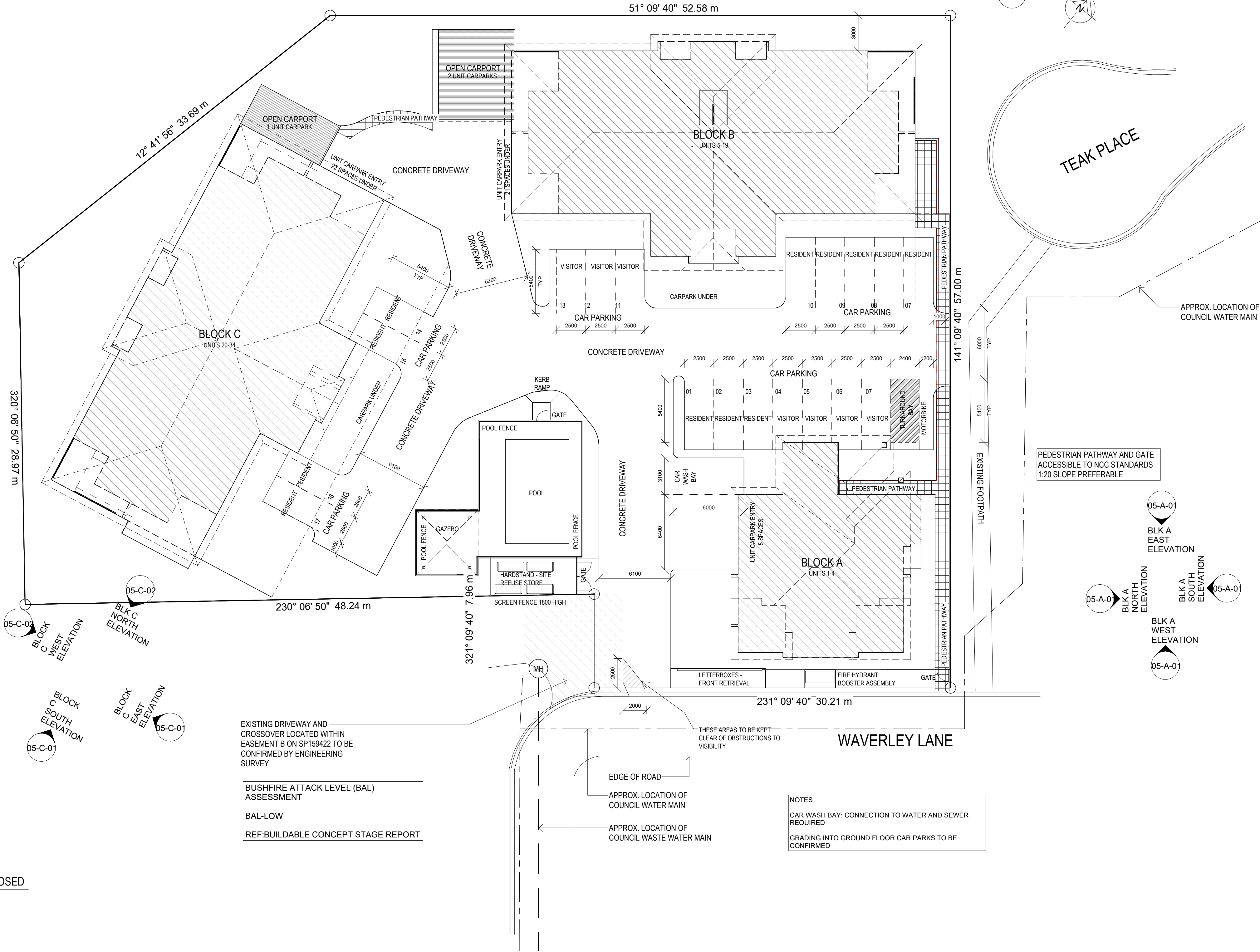
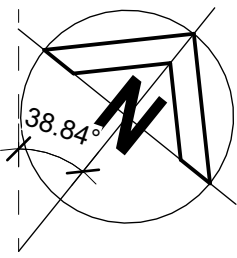
Client: OPULENCE BUILDERS GROUP

Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: COVER PAGE

Date: 17.04.25 Drawn: D.A.  
Scale: 1 : 1 Designed: N.H

Job No.:	Drawing No.:	Rev.
2025-093-R	DD 01	1



1 SITE PLAN - PROPOSED  
1:200

REAL PROPERTY DESCRIPTION  
LOT 999 ON SP 159422  
AREA OF LAND: 3869m<sup>2</sup>  
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
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REV	ISSUE	DATE	DESCRIPTION
4		06.06.25	TRAFFIC TO TCC SKETCH
3		30.05.25	SITE / TRAFFIC UPDATE
2		29.05.25	RESPONSE TO CERTIFIER
1		17.04.25	PRELIMINARY

THE DESIGN HOUSE NQ  
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e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au  
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BUILDING DESIGN OPEN RISE

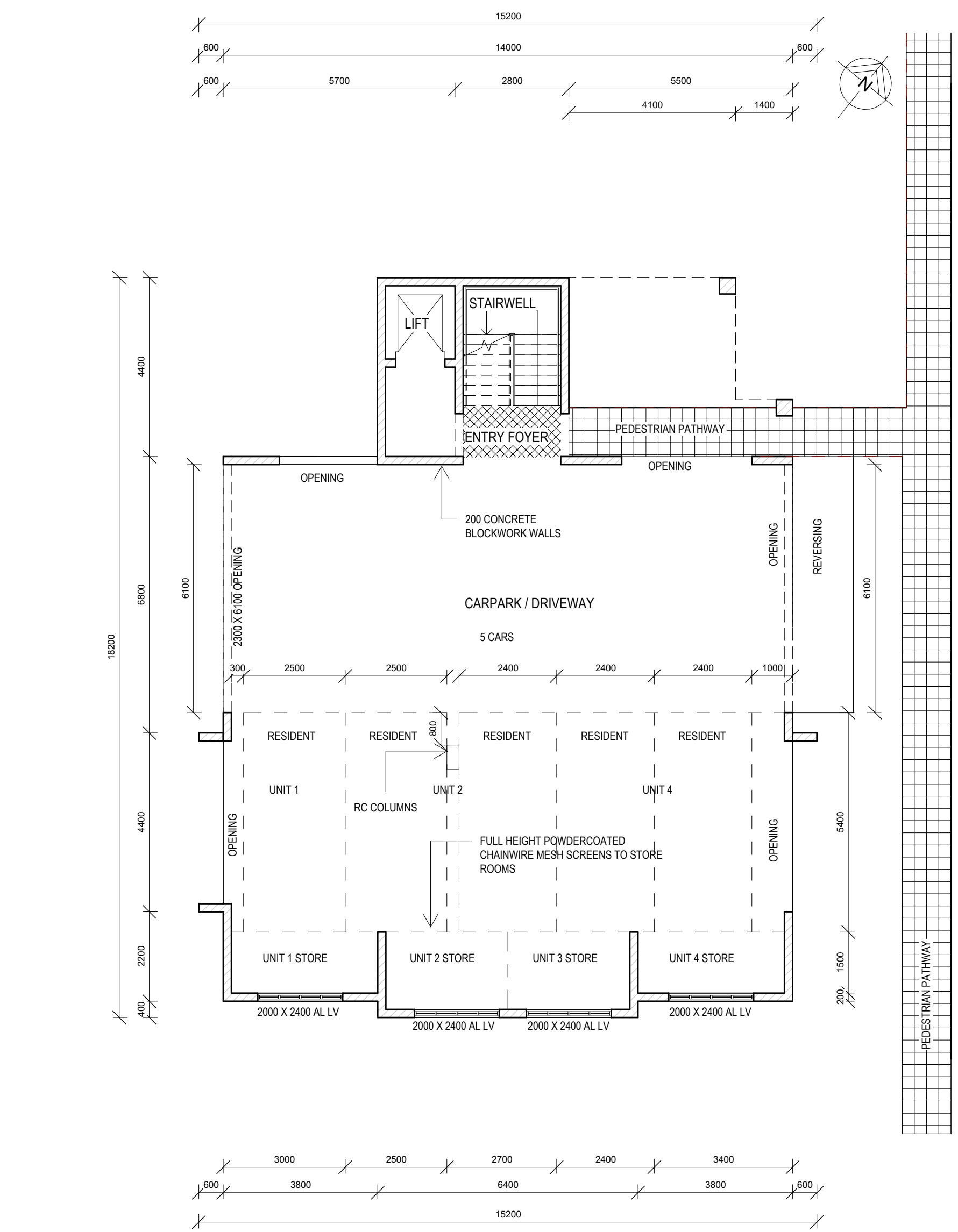
The  
Design  
House<sup>NQ</sup>

Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

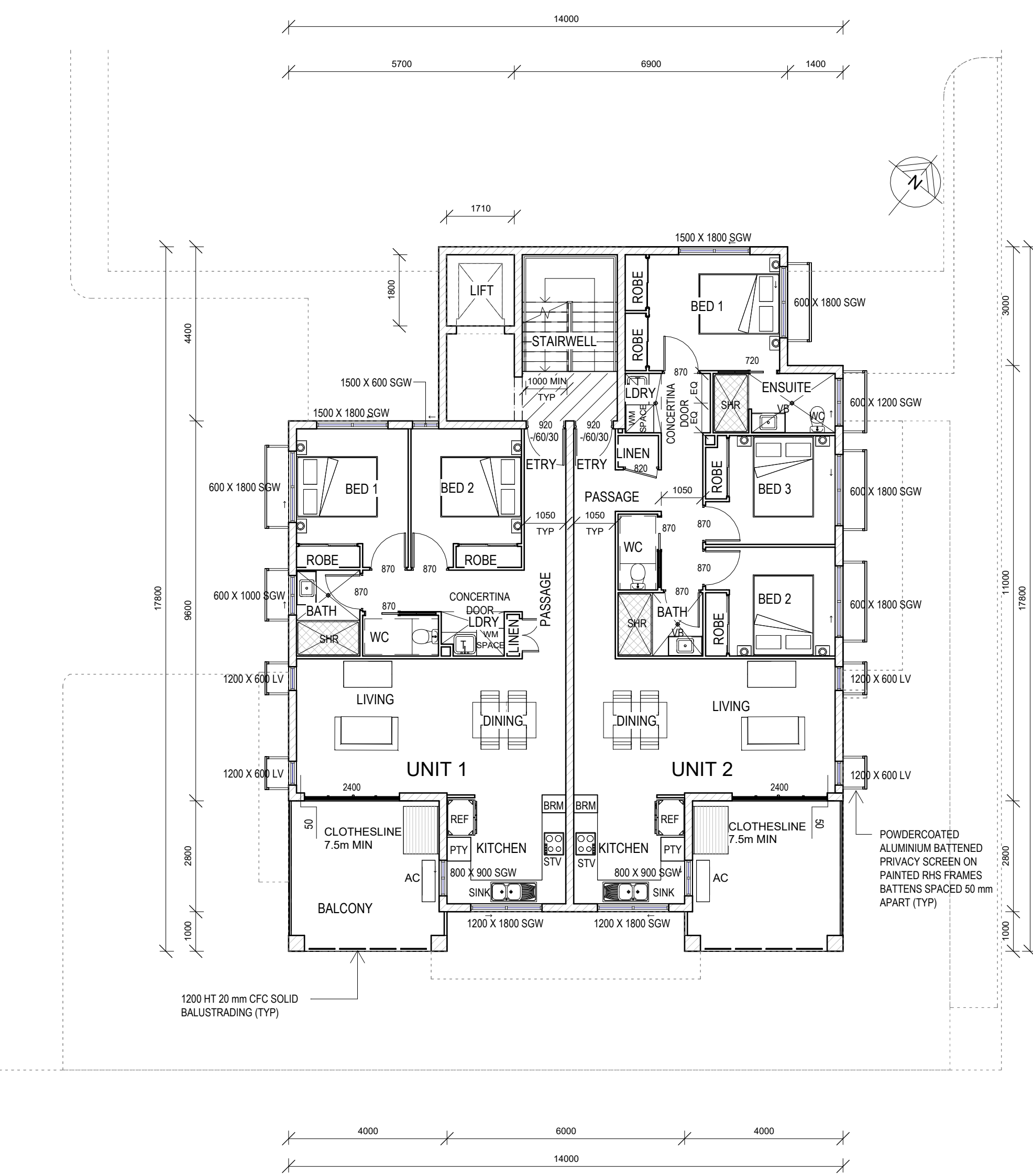
TITLE: SITE PLAN - PROPOSED  
Date: 17.04.25 Drawn: D.A.  
Scale: As indicated Designed: N.H.  
Job No.: 2025-093-R Drawing No.: DD 02 Rev.: 1



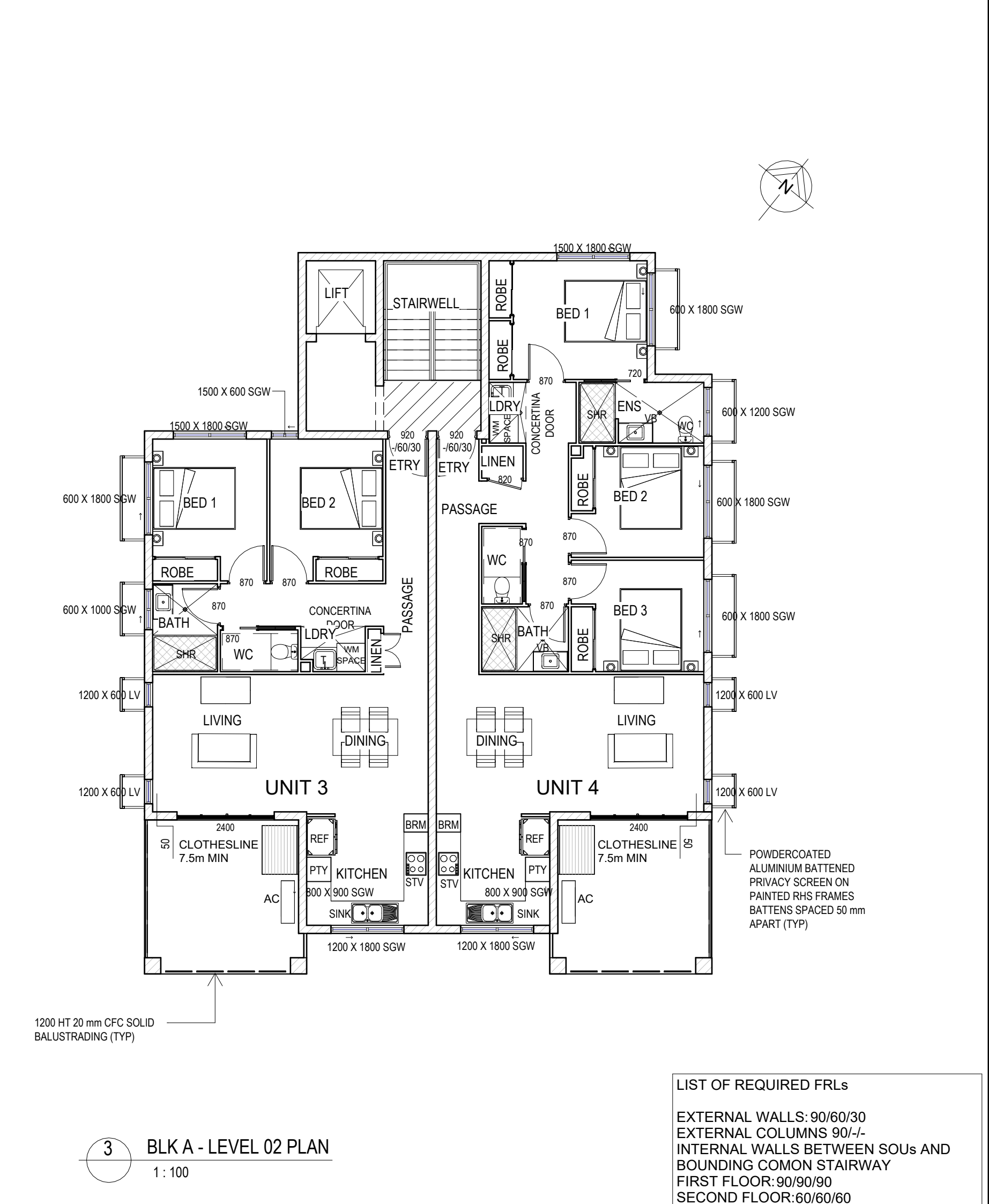
MECHANICAL EQUIPMENT SCHEDULE	
MARK	DESCRIPTION
AC	AIR CONDITIONING CONDENSER



1 BLK A - GROUND LEVEL PLAN  
1 : 100



2 BLK A - LEVEL 01 PLAN  
1 : 100



3 BLK A - LEVEL 02 PLAN  
1 : 100

LIST OF REQUIRED FRLs	
EXTERNAL WALLS: 90/60/30	
EXTERNAL COLUMNS 90/-/	
INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY	
FIRST FLOOR: 90/90/90	
SECOND FLOOR: 60/60/60	
FLOORS (1st / 2nd): 90/90/90	
FIRE RESISTING LIFT SHAFT: 90/90/90	
NON-LOADBEARING SERVICE SHAFTS: -/90/90	
PROTECTION OF UNIT DOORS: -/60/30	
REF: BUILDABLE CONCEPT STAGE REPORT	
BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT	
BAL-LOW	
REF: BUILDABLE CONCEPT STAGE REPORT	
OPENINGS INTO SERVICES SHAFTS MUST BE PROTECTED PER NCC VOLUME 1, PART C4D14	
EXTERNAL BALCONY WEATHERPROOFING	
MINIMUM STEPDOWN TO BALCONIES 50mm	
1:100 FALL AWAY FROM EXTERNAL WALLS IN ACCORDANCE WITH AS 4654.2	
CONDENSATION MANAGEMENT TO NCC VOLUME 1, PART F8	
WET AREAS	
WATERPROOFING TO WET AREAS: 1: 80	
MINIMUM FALL TO REQUIRED FLOOR WASTES IN LAUNDRY AND BATHROOMS	
WET AREA CONSTRUCTION TO AS 3740 INCL. WATER RESISTANT SURFACE MATERIALS	
CONSTRUCTION TO LIVABLE HOUSING DESIGN STANDARD, AUSTRALIAN BUILDING CODES BOARD	
SOUND TRANSMISSION AND INSULATION	
FLOORS IN CLASS 2 & 3 - R <sub>w</sub> + C <sub>tr</sub> (AIRBORNE) NOT LESS THAN 50 AND AN LN, W (IMPACT) NOT MORE THAN 62.	
REF: NCC VOL. 1, PART F7D5	
WALLS IN CLASS 2 & 3 - R <sub>w</sub> + C <sub>tr</sub> (AIRBORNE) NOT LESS THAN 50.	
REF: NCC VOL. 1, PART F7D6	

NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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REV	ISSUE	DATE	DESCRIPTION
6	10.06.25	MECH SCHEDULE ADDED	
4	06.06.25	TRAFFIC TO TCC SKETCH	
3	30.05.25	SITE / TRAFFIC UPDATE	
2	29.05.25	RESPONSE TO CERTIFIER	

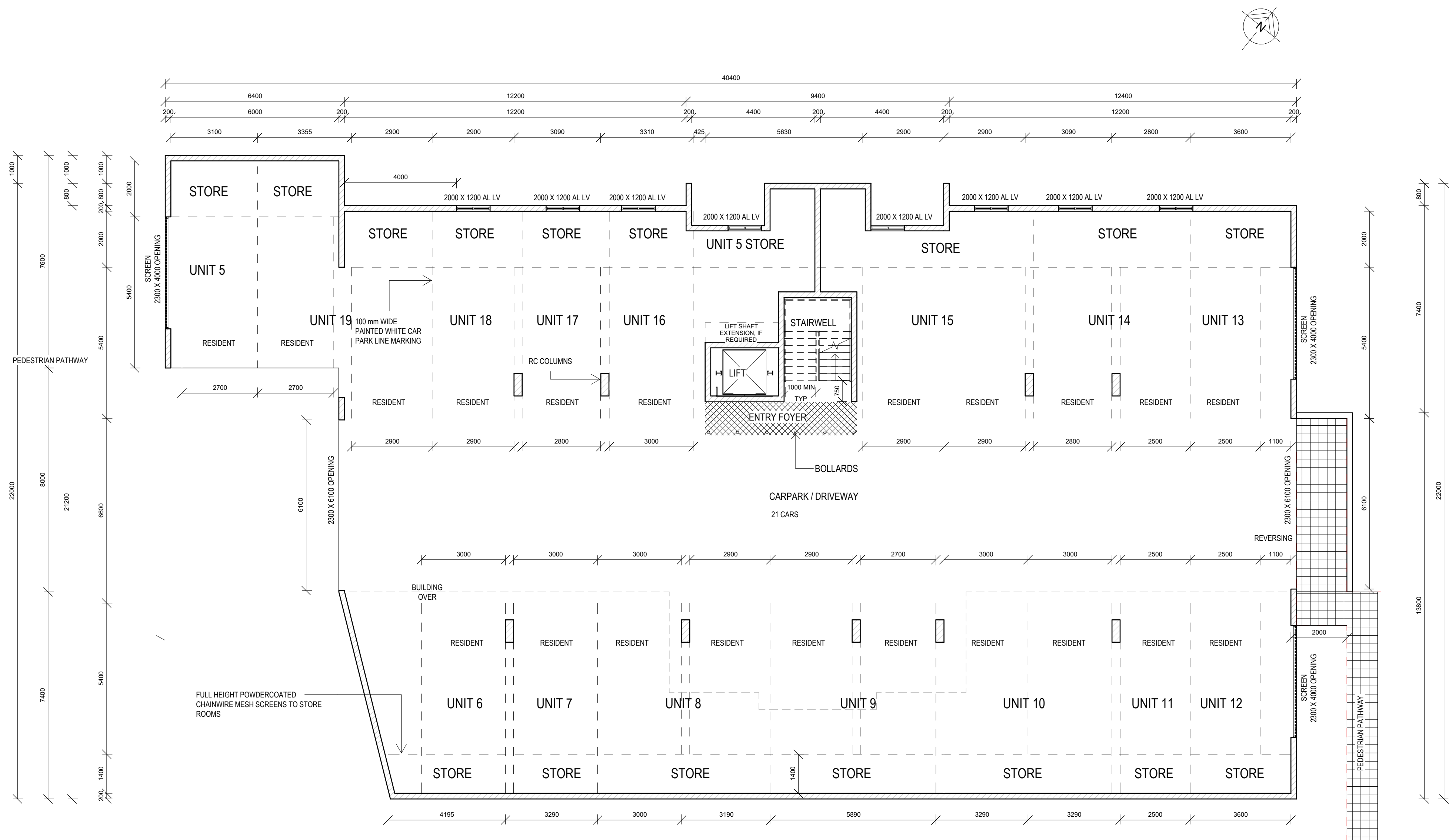
THE DESIGN HOUSE NQ  
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w: www.thedesigthousenq.com.au  
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BUILDING DESIGN OPEN RISE



Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BCK A - FLOOR PLANS  
Date: 17.04.25 Drawn: DE  
Scale: 1 : 100 Designed: Designer  
Job No.: 2025-093-R Drawing No.: DD 04-A-01 Rev. 1





1 BLK B - GROUND LEVEL PLAN  
1 : 100

LIST OF REQUIRED FRLs
EXTERNAL WALLS: 90/60/30
EXTERNAL COLUMNS 90/-/-
INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMMON STAIRWAY
FIRST FLOOR: 90/90/90
SECOND FLOOR: 60/60/60
FLOORS (1st / 2nd): 90/90/90
FIRE RESISTING LIFT SHAFT: 90/90/90
NON-LOADBEARING SERVICE SHAFTS: -/90/90
PROTECTION OF UNIT DOORS: -/60/30
REF: BUILDABLE CONCEPT STAGE REPORT
BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
BAL-LOW
REF: BUILDABLE CONCEPT STAGE REPORT

**NOTES:**  
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION  
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION  
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REV	ISSUE	DATE	DESCRIPTION
4		06.06.25	TRAFFIC TO TCC SKETCH
3		30.05.25	SITE / TRAFFIC UPDATE
2		29.05.25	RESPONSE TO CERTIFIER

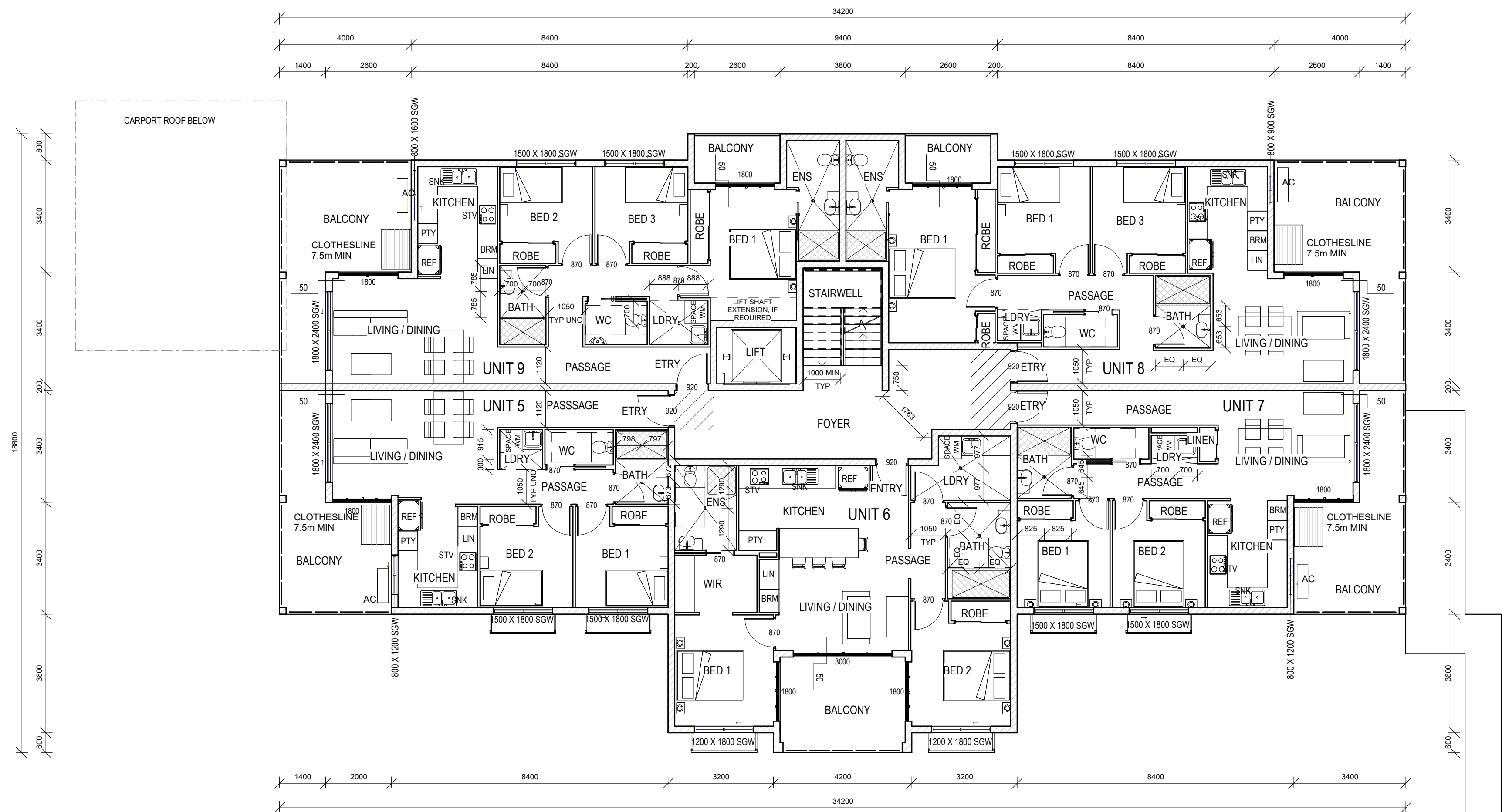
THE DESIGN HOUSE NQ  
m: 0423 623 647  
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w: www.thedesignhousenq.com.au  
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QBCC LICENCE NO. 15046263  
BUILDING DESIGN OPEN RISE



Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BCK B - FLOOR PLAN - GROUND LEVEL  
Date: 17.04.25 Drawn: DE  
Scale: 1 : 100 Designed: Designer  
Job No.: 2025-093-R Drawing No.: DD 04-B-01 Rev.: 1

MECHANICAL EQUIPMENT SCHEDULE	
MARK	DESCRIPTION
AC	AIR CONDITIONING CONDENSER



1 BLK B - LEVEL 01 PLAN  
1:100

LIST OF REQUIRED FRLs

EXTERNAL WALLS: 90/60/30  
EXTERNAL COLUMNS 90/-/-  
INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY  
FIRST FLOOR: 90/90/90  
SECOND FLOOR: 90/90/90  
THIRD FLOOR: 90/90/90  
FLOORS (1st - 3rd): 90/90/90  
FIRE RESISTING LIFT SHAFT: 90/90/90  
NON-LOADBEARING SERVICE SHAFTS: -/90/90  
PROTECTION OF UNIT DOORS: -/60/30

WET AREAS

WATERPROOFING TO WET AREAS: 1: 80  
MINIMUM FALL TO REQUIRED FLOOR  
WASTES IN LAUNDRY AND BATHROOMS

WET AREA CONSTRUCTION TO AS 3740  
INCL. WATER RESISTANT SURFACE  
MATERIALS

CONSTRUCTION TO LIVABLE HOUSING  
DESIGN STANDARD, AUSTRALIAN  
BUILDING CODES BOARD

SOUND TRANSMISSION AND INSULATION

FLOORS IN CLASS 2 & 3 -  $R_w + C_{tr}$   
(AIRBORNE) NOT LESS THAN 50 AND AN  
LN,W (IMPACT) NOT MORE THAN 62.

REF: NCC VOL. 1, PART F7D5

WALLS IN CLASS 2 & 3 -  $R_w + C_{tr}$   
(AIRBORNE) NOT LESS THAN 50.

REF: NCC VOL. 1, PART F7D6

REF: BUILDABLE CONCEPT STAGE REPORT

BUSHFIRE ATTACK LEVEL (BAL)  
ASSESSMENT

BAL-LOW

REF: BUILDABLE CONCEPT STAGE REPORT

OPENINGS INTO SERVICES SHAFTS MUST  
BE PROTECTED PER NCC VOLUME 1,  
PART C4D14

EXTERNAL BALCONY  
WEATHERPROOFING

MINIMUM STEPDOWN TO BALCONIES  
50mm

1:100 FALL AWAY FROM EXTERNAL  
WALLS IN ACCORDANCE WITH AS 4654.2

CONDENSATION MANAGEMENT TO NCC  
VOLUME 1, PART F8

#### NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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REV	ISSUE	DATE	DESCRIPTION
6		10.06.25	MECH SCHEDULE ADDED
2		29.05.25	RESPONSE TO CERTIFIER

THE DESIGN HOUSE NQ  
m: 0423 623 647  
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e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au  
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QBCC LICENCE NO. 15046263  
BUILDING DESIGN OPEN RISE



Project: PROPOSED MULTIPLE DWELLINGS

Client: OPULENCE BUILDERS GROUP

Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BCK B - FLOOR PLAN - LEVEL 1

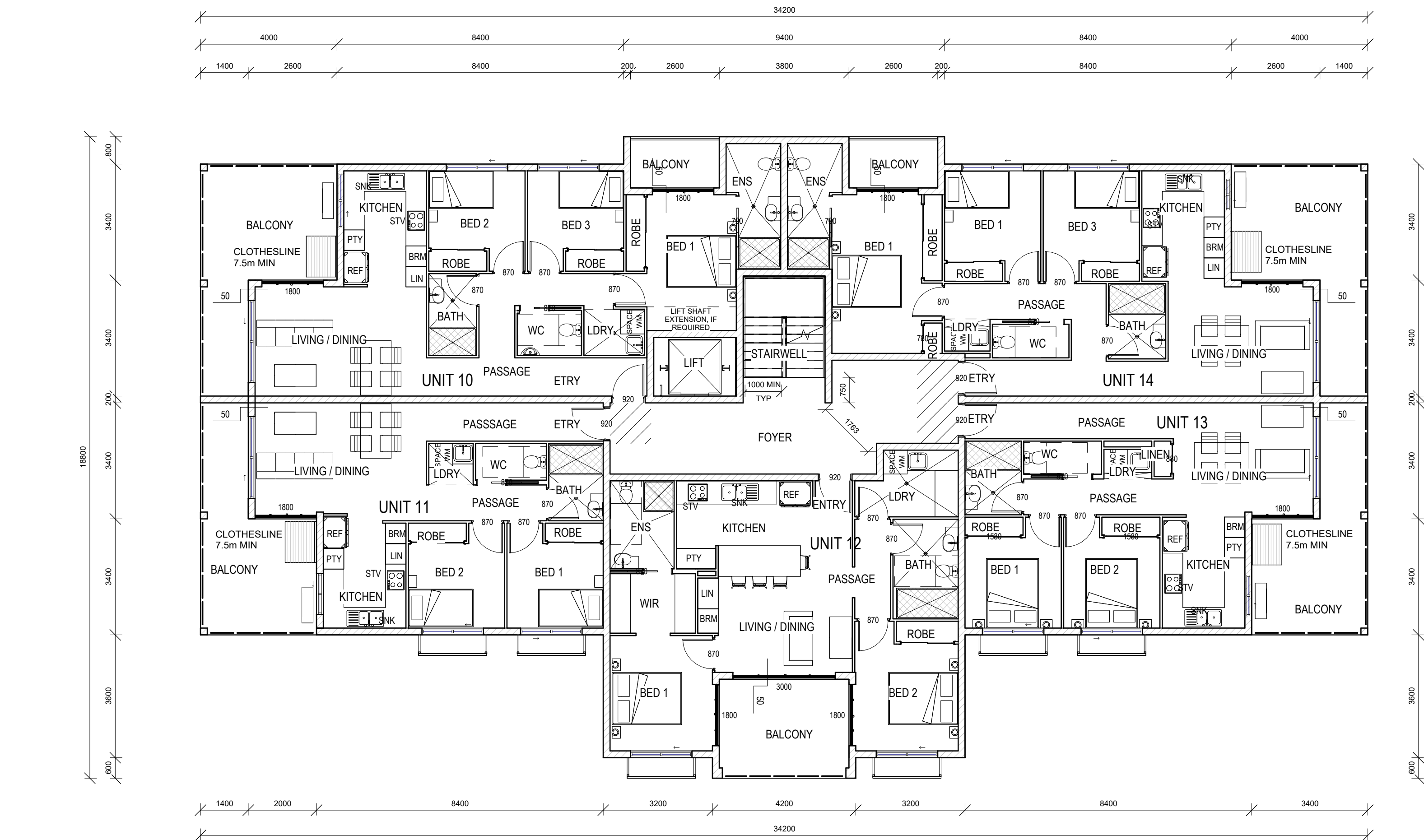
Date: 17.04.25 Drawn: DE

Scale: 1 : 100 Designed: Designer

Job No.:	Drawing No.:	Rev.
2025-093-R	DD 04-B-02	1



MECHANICAL EQUIPMENT SCHEDULE	
MARK	DESCRIPTION
AC	AIR CONDITIONING CONDENSER



1 BLK B - LEVEL 02 PLAN  
1:100

LIST OF REQUIRED FRLs
EXTERNAL WALLS: 90/60/30 EXTERNAL COLUMNS 90/-/- INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY FIRST FLOOR: 90/90/90 SECOND FLOOR: 90/90/90 THIRD FLOOR: 90/60/60 FLOORS (1st - 3rd): 90/90/90 FIRE RESISTING LIFT SHAFT: 90/90/90 NON-LOADBEARING SERVICE SHAFTS: -/90/90 PROTECTION OF UNIT DOORS: -/60/30
REF: BUILDABLE CONCEPT STAGE REPORT
BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT BAL-LOW
REF: BUILDABLE CONCEPT STAGE REPORT
OPENINGS INTO SERVICES SHAFTS MUST BE PROTECTED PER NCC VOLUME 1, PART C4D14
EXTERNAL BALCONY WEATHERPROOFING MINIMUM STEPDOWN TO BALCONIES 50mm 1:100 FALL AWAY FROM EXTERNAL WALLS IN ACCORDANCE WITH AS 4654.2
CONDENSATION MANAGEMENT TO NCC VOLUME 1, PART F8

WET AREAS
WATERPROOFING TO WET AREAS: 1: 80 MINIMUM FALL TO REQUIRED FLOOR WASTES IN LAUNDRY AND BATHROOMS
WET AREA CONSTRUCTION TO AS 3740 INCL. WATER RESISTANT SURFACE MATERIALS
CONSTRUCTION TO LIVABLE HOUSING DESIGN STANDARD, AUSTRALIAN BUILDING CODES BOARD
SOUND TRANSMISSION AND INSULATION
FLOORS IN CLASS 2 & 3 - $R_w + C_{tr}$ (AIRBORNE) NOT LESS THAN 50 AND AN $L_n, W$ (IMPACT) NOT MORE THAN 62. REF: NCC VOL. 1, PART F7D5 WALLS IN CLASS 2 & 3 - $R_w + C_{tr}$ (AIRBORNE) NOT LESS THAN 50. REF: NCC VOL. 1, PART F7D6

NOTES:		
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION		
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED		
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION		
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2	29.05.25	RESPONSE TO CERTIFIER
REV	ISSUE	DATE
		DESCRIPTION

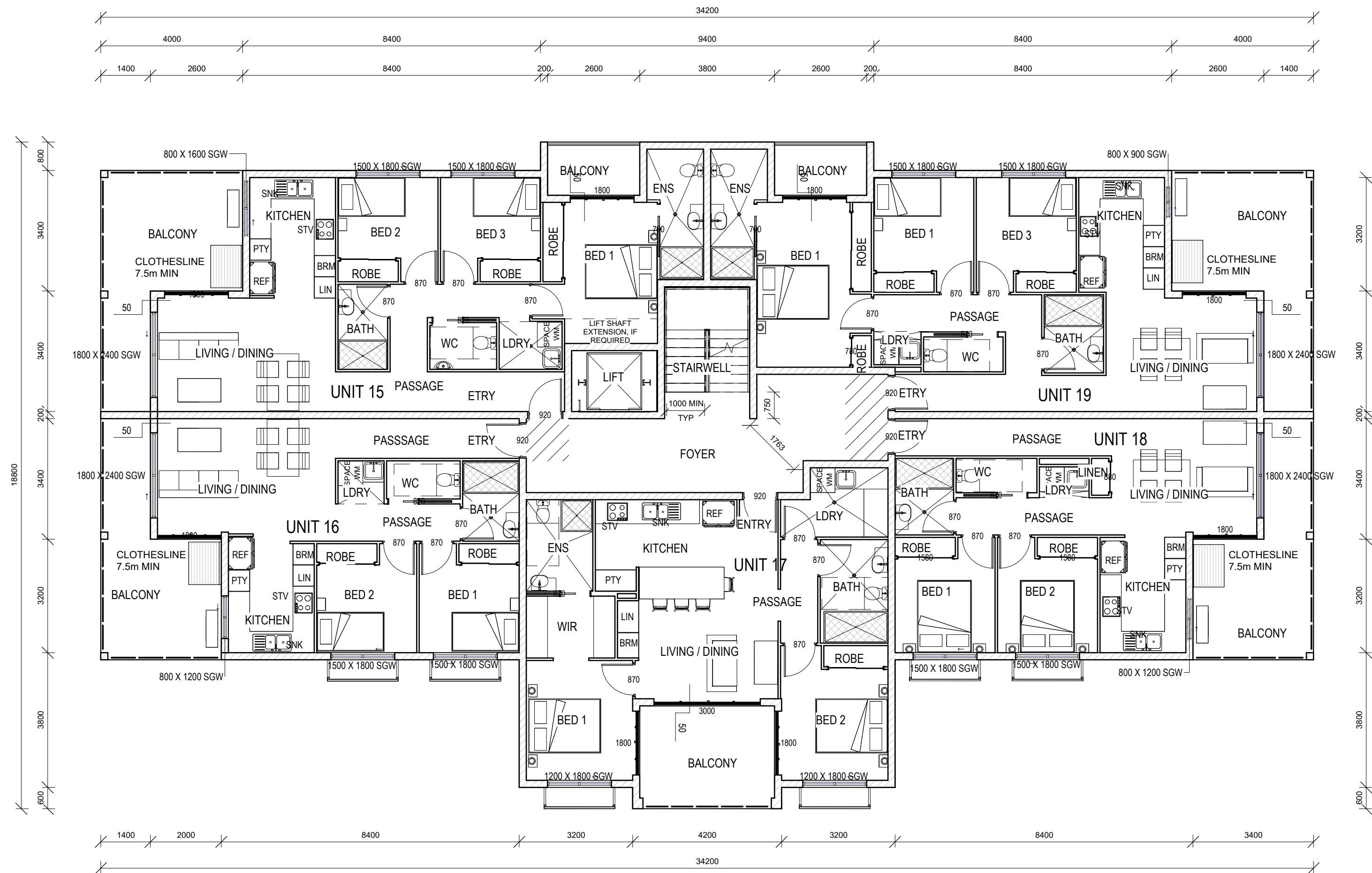
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Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BCK B - FLOOR PLAN - LEVEL 2  
Date: 17.04.25 Drawn: Author  
Scale: 1 : 100 Designed: Designer  
Job No.: 2025-093-R Drawing No.: DD 04-B-03 Rev. 1

MECHANICAL EQUIPMENT SCHEDULE	
MARK	DESCRIPTION
AC	AIR CONDITIONING CONDENSER



1 BLK B - LEVEL 03 PLAN  
1 : 100

LIST OF REQUIRED FRLs
EXTERNAL WALLS: 90/60/30 EXTERNAL COLUMNS 90/-/- INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY FIRST FLOOR: 90/90/90 SECOND FLOOR: 90/90/90 THIRD FLOOR: 90/90/60 FLOORS (1st - 3rd): 90/90/90 FIRE RESISTING LIFT SHAFT: 90/90/90 NON-LOADBEARING SERVICE SHAFTS: -/90/90 PROTECTION OF UNIT DOORS: -/60/30
REF: BUILDABLE CONCEPT STAGE REPORT
BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
BAL-LOW
REF: BUILDABLE CONCEPT STAGE REPORT
OPENINGS INTO SERVICES SHAFTS MUST BE PROTECTED PER NCC VOLUME 1, PART C4D14
EXTERNAL BALCONY WEATHERPROOFING
MINIMUM STEPDOWN TO BALCONIES 50mm
1:100 FALL AWAY FROM EXTERNAL WALLS IN ACCORDANCE WITH AS 4654.2
CONDENSATION MANAGEMENT TO NCC VOLUME 1, PART F8

WET AREAS
WATERPROOFING TO WET AREAS: 1: 80 MINIMUM FALL TO REQUIRED FLOOR WASTES IN LAUNDRY AND BATHROOMS
WET AREA CONSTRUCTION TO AS 3740 INCL. WATER RESISTANT SURFACE MATERIALS
CONSTRUCTION TO LIVABLE HOUSING DESIGN STANDARD, AUSTRALIAN BUILDING CODES BOARD
SOUND TRANSMISSION AND INSULATION
FLOORS IN CLASS 2 & 3 - $R_w + C_{tr}$ (AIRBORNE) NOT LESS THAN 50 AND AN $L_n, W$ (IMPACT) NOT MORE THAN 62.
REF: NCC VOL. 1, PART F7D5
WALLS IN CLASS 2 & 3 - $R_w + C_{tr}$ (AIRBORNE) NOT LESS THAN 50.
REF: NCC VOL. 1, PART F7D6

**NOTES:**

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
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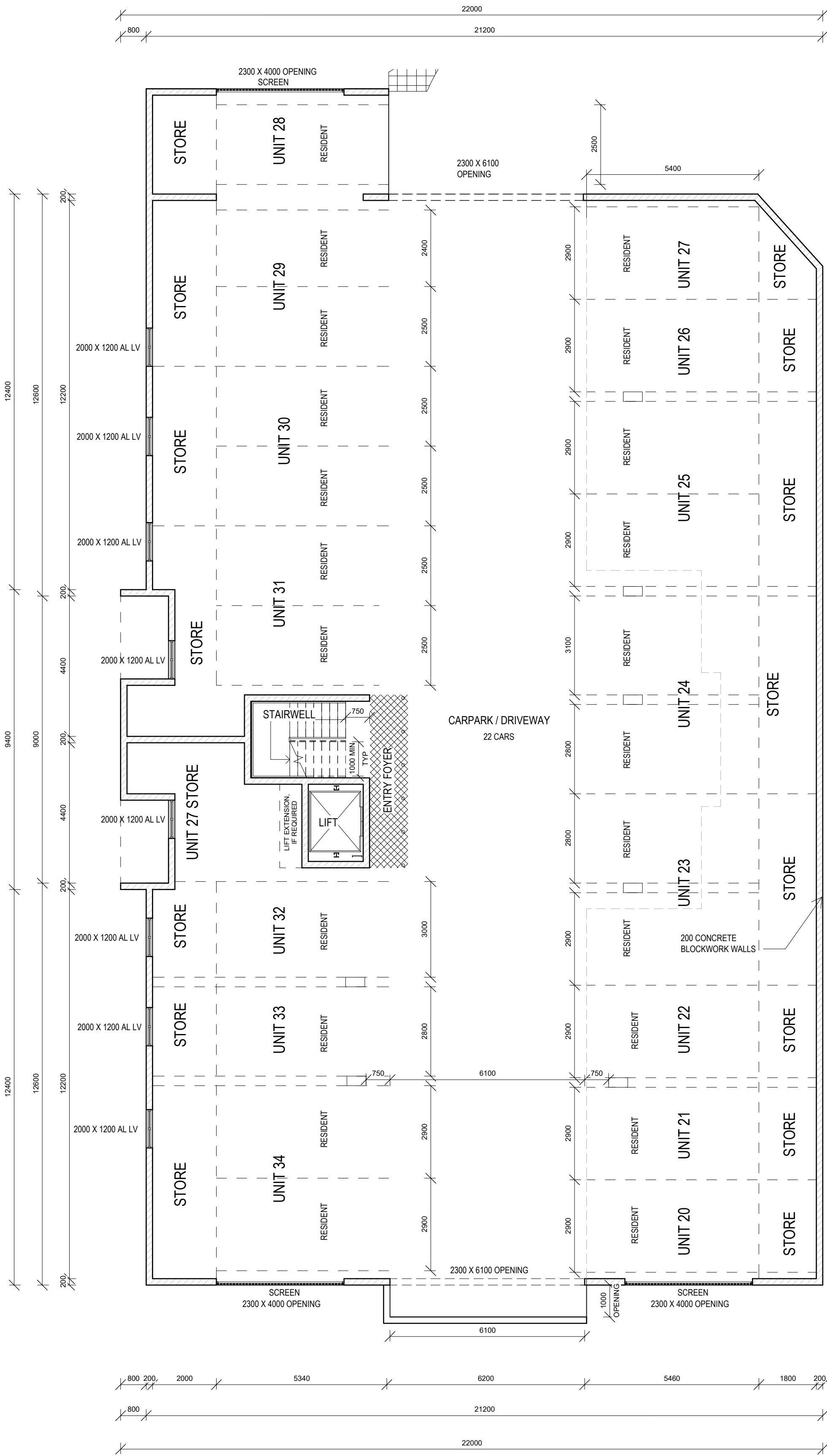
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6		10.06.25	MECH SCHEDULE ADDED
2		29.05.25	RESPONSE TO CERTIFIER

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Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BCK B - FLOOR PLAN - LEVEL 3  
Date: 17.04.25 Drawn: DE  
Scale: 1 : 100 Designed: Designer  
Job No.: 2025-093-R Drawing No.: DD 04-B-04 Rev. 1



1 BLK C - GROUND LEVEL PLAN  
1 : 100

LIST OF REQUIRED FRLs
EXTERNAL WALLS: 90/60/30
EXTERNAL COLUMNS 90/-/-
INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY
FIRST FLOOR: 90/90/90
SECOND FLOOR: 90/90/90
THIRD FLOOR: 60/60/60
FLOORS (1st - 3rd): 90/90/90
FIRE RESISTING LIFT SHAFT: 90/90/90
NON-LOADBEARING SERVICE SHAFTS: -/90/90
PROTECTION OF UNIT DOORS: -/60/30
REF: BUILDABLE CONCEPT STAGE REPORT
BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
BAL-LOW
REF: BUILDABLE CONCEPT STAGE REPORT

**NOTES:**  
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3		30.05.25	SITE / TRAFFIC UPDATE
2		29.05.25	RESPONSE TO CERTIFIER

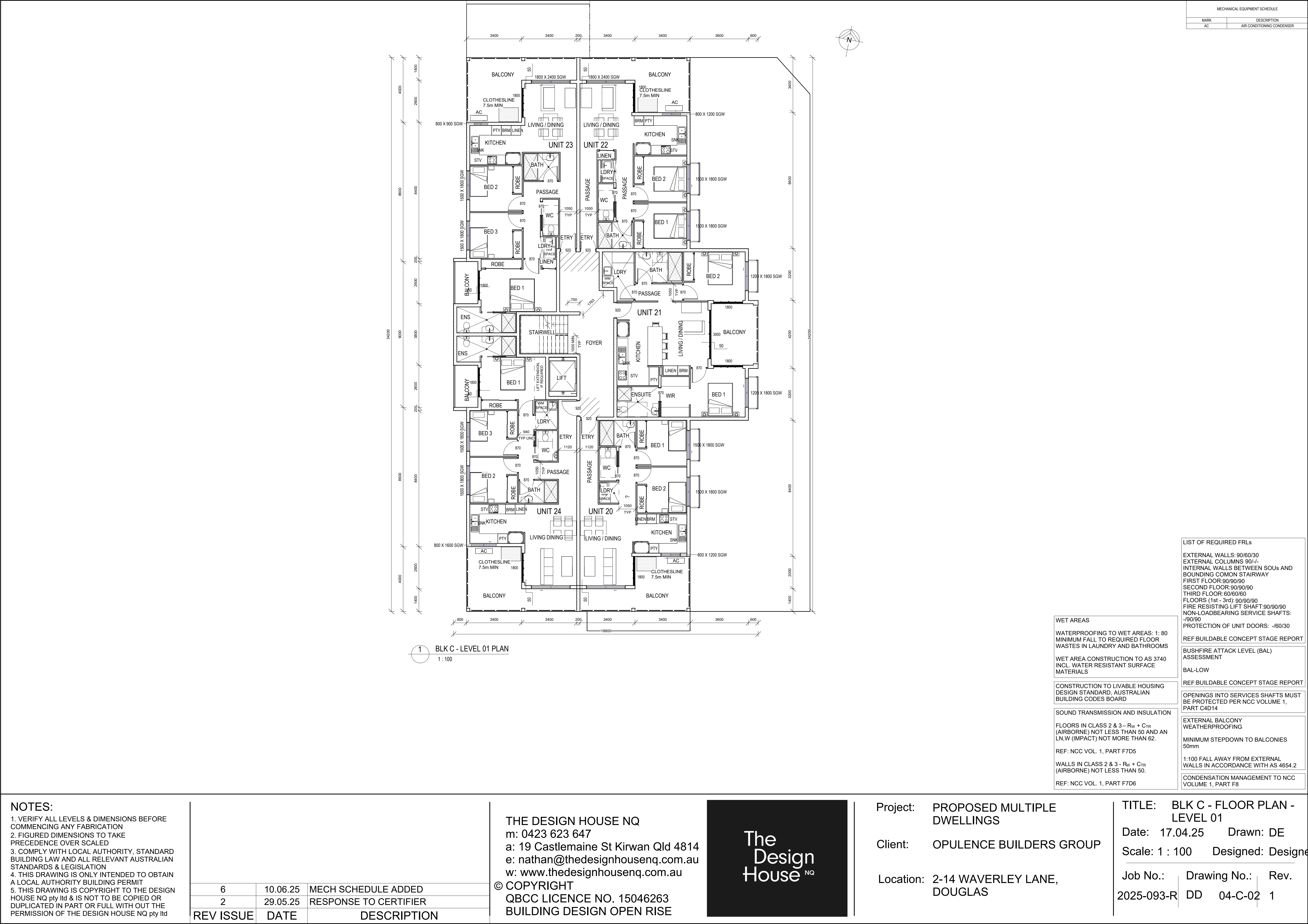
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Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BLK C - FLOOR PLAN - GROUND LEVEL  
Date: 17.04.25 Drawn: Author  
Scale: 1 : 100 Designed: Designer  
Job No.: 2025-093-R Drawing No.: DD 04-C-01 Rev.: 1





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Project: PROPOSED MULTIPLE DWELLINGS

Client: OPULENCE BUILDERS GROUP

Location: 2-14 WAVERLEY LANE, DOUGLAS

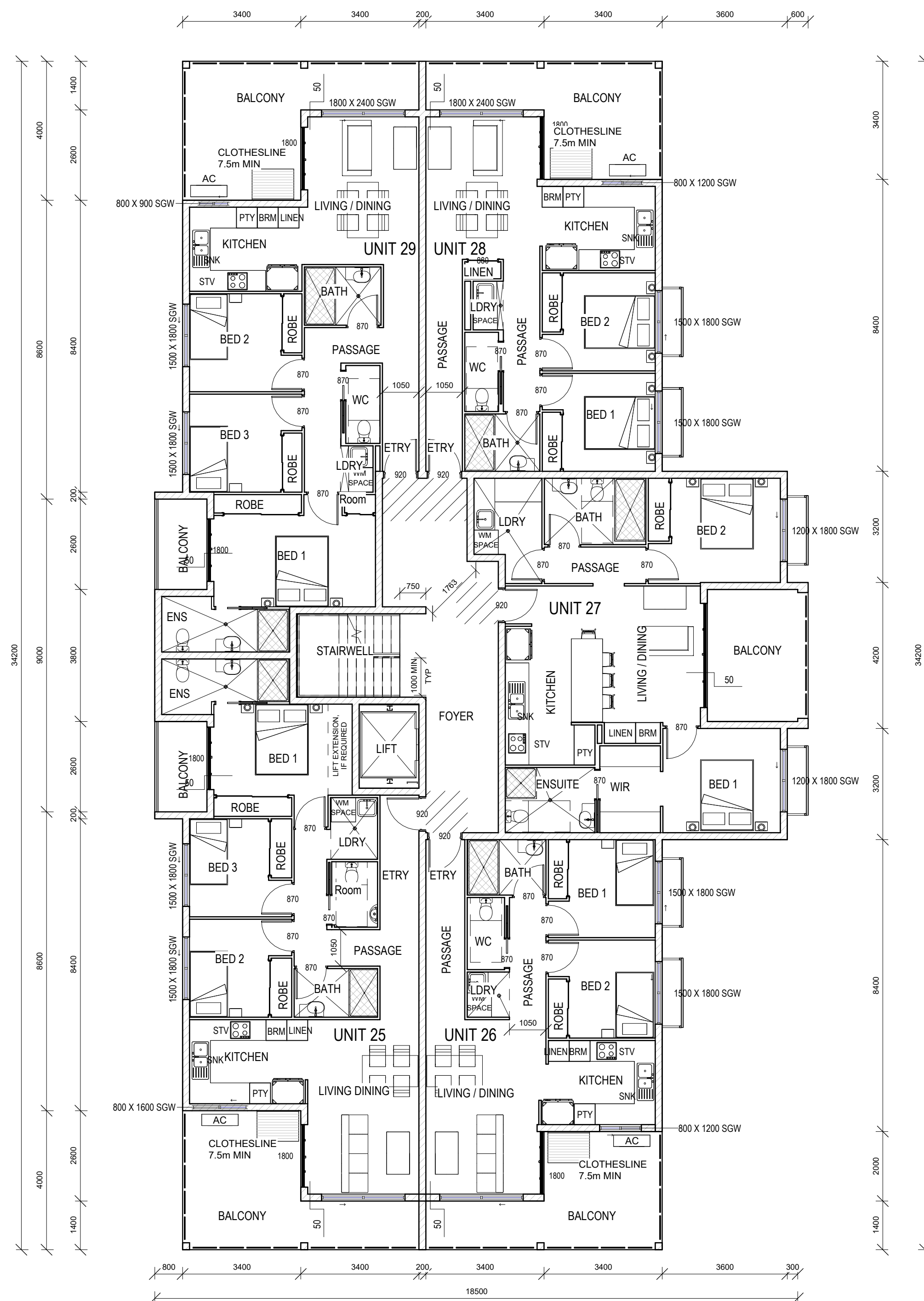
TITLE: BLK C - FLOOR PLAN - LEVEL 01

Date: 17.04.25 Drawn: DE

Scale: 1 : 100 Designed: Designer

Job No.:	Drawing No.:	Rev.
2025-093-R	DD 04-C-02	1

MECHANICAL EQUIPMENT SCHEDULE	
MARK	DESCRIPTION
AC	AIR CONDITIONING CONDENSER



1 BLK C - LEVEL 02 PLAN  
1 : 100

WET AREAS	<p>WATERPROOFING TO WET AREAS: 1: 80 MINIMUM FALL TO REQUIRED FLOOR WASTES IN LAUNDRY AND BATHROOMS</p> <p>WET AREA CONSTRUCTION TO AS 3740 INCL. WATER RESISTANT SURFACE MATERIALS</p>
CONSTRUCTION TO LIVABLE HOUSING DESIGN STANDARD, AUSTRALIAN BUILDING CODES BOARD	<p>REF: BUILDABLE CONCEPT STAGE REPORT</p> <p>BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT</p> <p>BAL-LOW</p> <p>REF: BUILDABLE CONCEPT STAGE REPORT</p>
SOUND TRANSMISSION AND INSULATION	<p>OPENINGS INTO SERVICES SHAFTS MUST BE PROTECTED PER NCC VOLUME 1, PART C4D14</p>
FLOORS IN CLASS 2 & 3 - $R_{w} + C_{tr}$ (AIRBORNE) NOT LESS THAN 50 AND AN LN.W (IMPACT) NOT MORE THAN 62.	<p>EXTERNAL BALCONY WEATHERPROOFING</p> <p>MINIMUM STEPDOWN TO BALCONIES 50mm</p> <p>1:100 FALL AWAY FROM EXTERNAL WALLS IN ACCORDANCE WITH AS 4654.2</p>
REF: NCC VOL. 1, PART F7D5	
WALLS IN CLASS 2 & 3 - $R_{w} + C_{tr}$ (AIRBORNE) NOT LESS THAN 50.	
REF: NCC VOL. 1, PART F7D6	<p>CONDENSATION MANAGEMENT TO NCC VOLUME 1, PART F8</p>

NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
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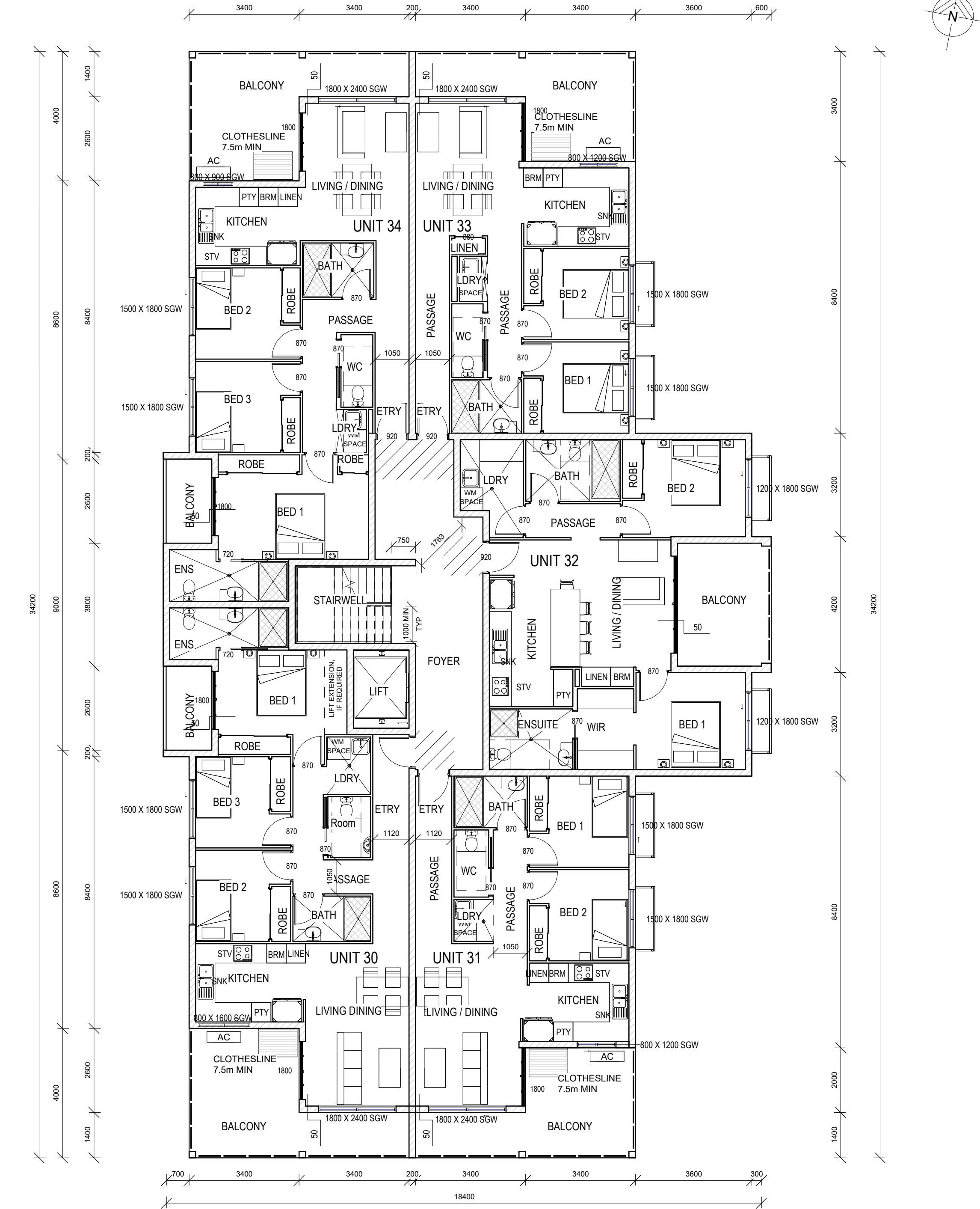
Project: PROPOSED MULTIPLE DWELLINGS

Client: OPULENCE BUILDERS GROUP

Location: 2-14 WAVERLEY LANE,  
DOUGLAS

TITLE: BLK C - FLOOR PLAN - LEVEL 02			
Date: 17.04.25		Drawn: Author	
Scale: 1 : 100		Designed: Designer	
Job No.:	Drawing No.:	Rev.	
2025-093-R	DD 04-C-03	1	





1 BLK C - LEVEL 03 PLAN  
1 : 100

MECHANICAL EQUIPMENT SCHEDULE	
MARK	DESCRIPTION
AC	AIR CONDITIONING CONDENSER

<b>WET AREAS</b>  WATERPROOFING TO WET AREAS: 1: 80 MINIMUM FALL TO REQUIRED FLOOR WASTES IN LAUNDRY AND BATHROOMS  WET AREA CONSTRUCTION TO AS 3740 INCL. WATER RESISTANT SURFACE MATERIALS	<b>LIST OF REQUIRED FRLs</b>  EXTERNAL WALLS: 90/60/30 EXTERNAL COLUMNS 90/-/- INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY FIRST FLOOR: 90/90/90 SECOND FLOOR: 90/90/90 THIRD FLOOR: 90/90/60 FLOORS (1st - 3rd): 90/90/90 FIRE RESISTING LIFT SHAFT: 90/90/90 NON-LOADBEARING SERVICE SHAFTS: -/90/90 PROTECTION OF UNIT DOORS: -/60/30
<b>CONSTRUCTION TO LIVABLE HOUSING DESIGN STANDARD, AUSTRALIAN BUILDING CODES BOARD</b>	REF: BUILDABLE CONCEPT STAGE REPORT
<b>SOUND TRANSMISSION AND INSULATION</b>  FLOORS IN CLASS 2 & 3 - $R_w + C_{tr}$ (AIRBORNE) NOT LESS THAN 50 AND AN LN, W (IMPACT) NOT MORE THAN 62.  REF: NCC VOL. 1, PART F7D5  WALLS IN CLASS 2 & 3 - $R_w + C_{tr}$ (AIRBORNE) NOT LESS THAN 50.  REF: NCC VOL. 1, PART F7D6	BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT  BAL-LOW  REF: BUILDABLE CONCEPT STAGE REPORT  OPENINGS INTO SERVICES SHAFTS MUST BE PROTECTED PER NCC VOLUME 1, PART C4D14  EXTERNAL BALCONY WEATHERPROOFING  MINIMUM STEPDOWN TO BALCONIES 50mm  1:100 FALL AWAY FROM EXTERNAL WALLS IN ACCORDANCE WITH AS 4654.2  CONDENSATION MANAGEMENT TO NCC VOLUME 1, PART F8

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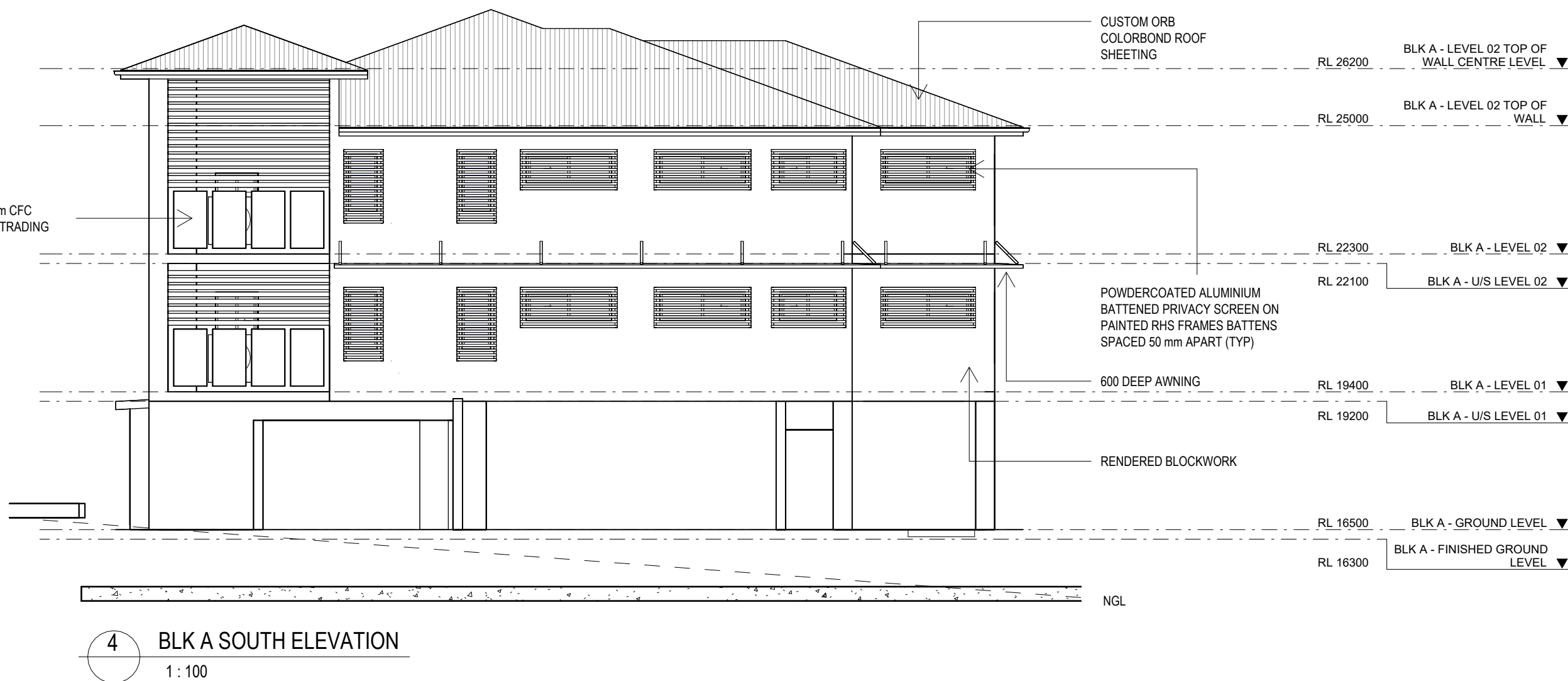
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Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BLK C - FLOOR PLAN - LEVEL 03  
Date: 17.04.25 Drawn: DE  
Scale: 1 : 100 Designed: Designer  
Job No.: 2025-093-R Drawing No.: DD 04-C-04 Rev. 1



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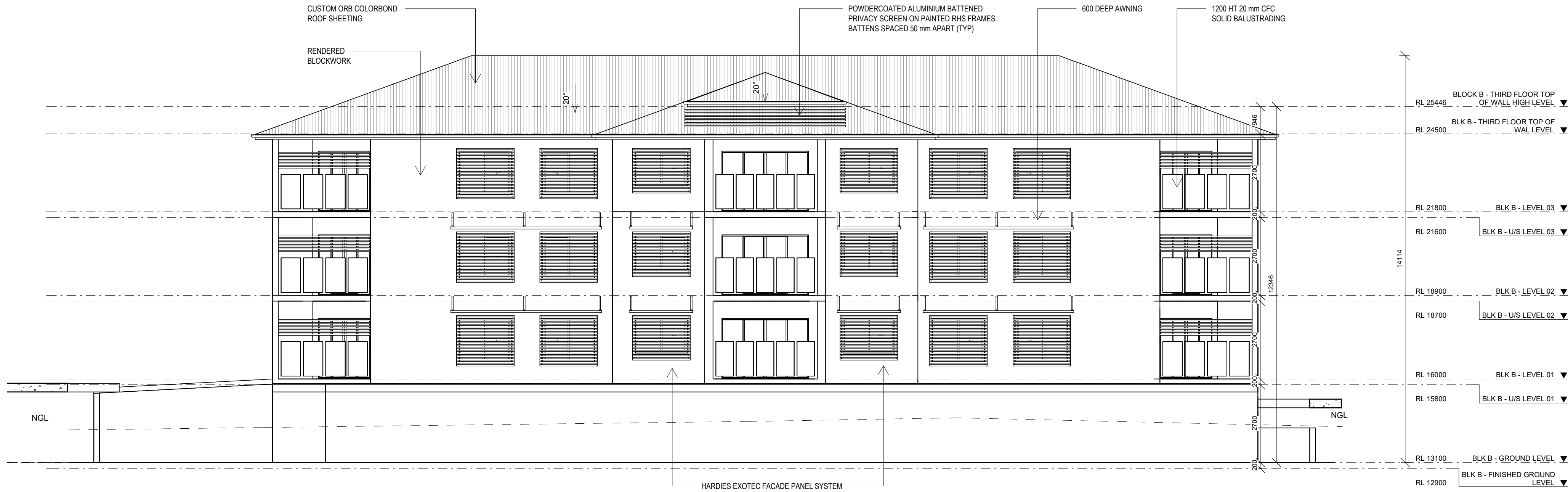


Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: ELEVATIONS

Date: 17.04.25 Drawn: Author  
Scale: 1 : 100 Designed: Designer

Job No.:	Drawing No.:	Rev.
2025-093-R	DD 05-A-01	1



2 BLK B SOUTH ELEVATION  
1 : 100



1 BLK B WEST ELEVATION  
1 : 100

#### NOTES:

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House<sup>NQ</sup>

Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: ELEVATIONS

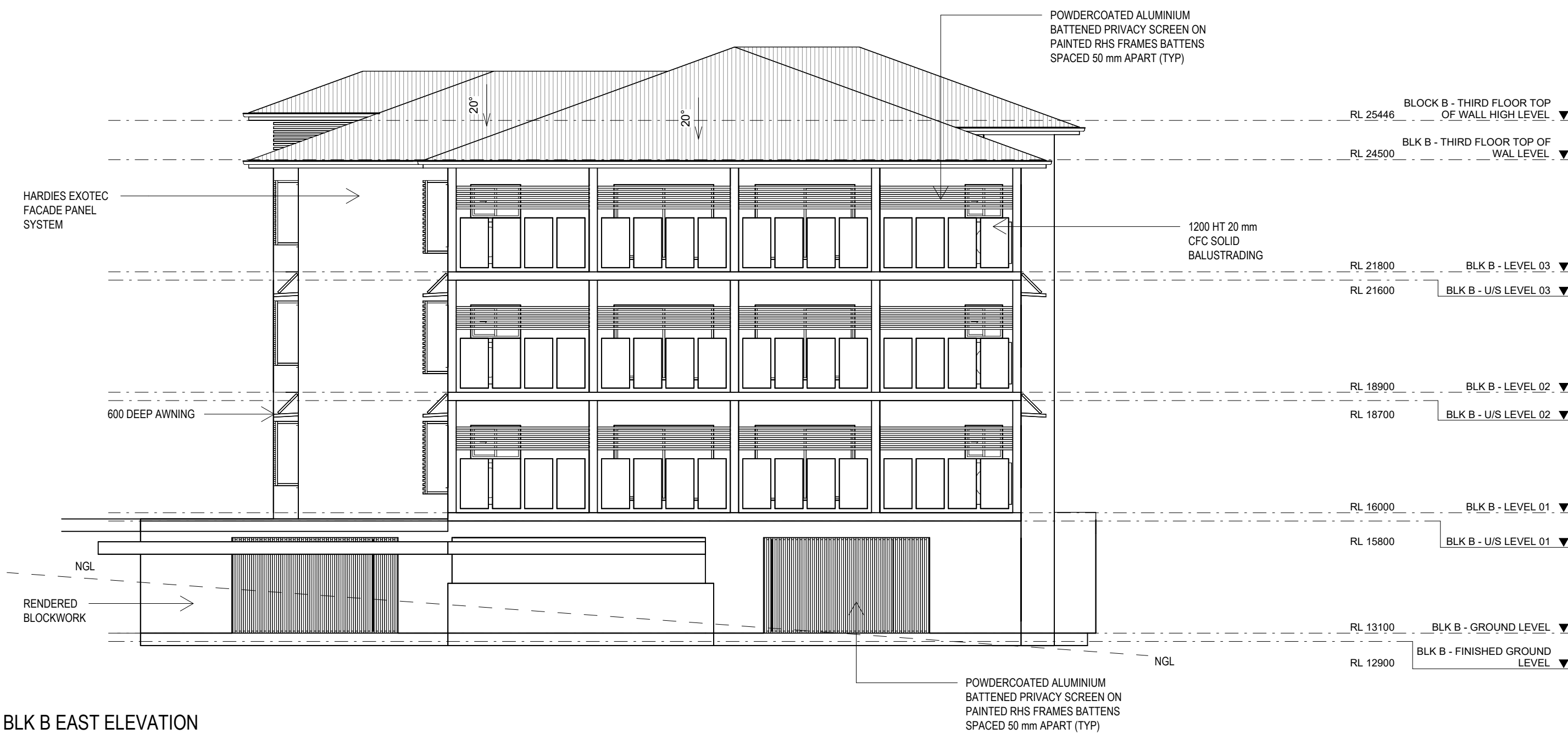
Date: 17.04.25 Drawn: Author  
Scale: 1 : 100 Designed: Designer

Job No.: 2025-093-R Drawing No.: DD 05-B-01 Rev. 1





1 BLK B NORTH ELEVATION  
1 : 100



2 BLK B EAST ELEVATION  
1 : 100

**NOTES:**  
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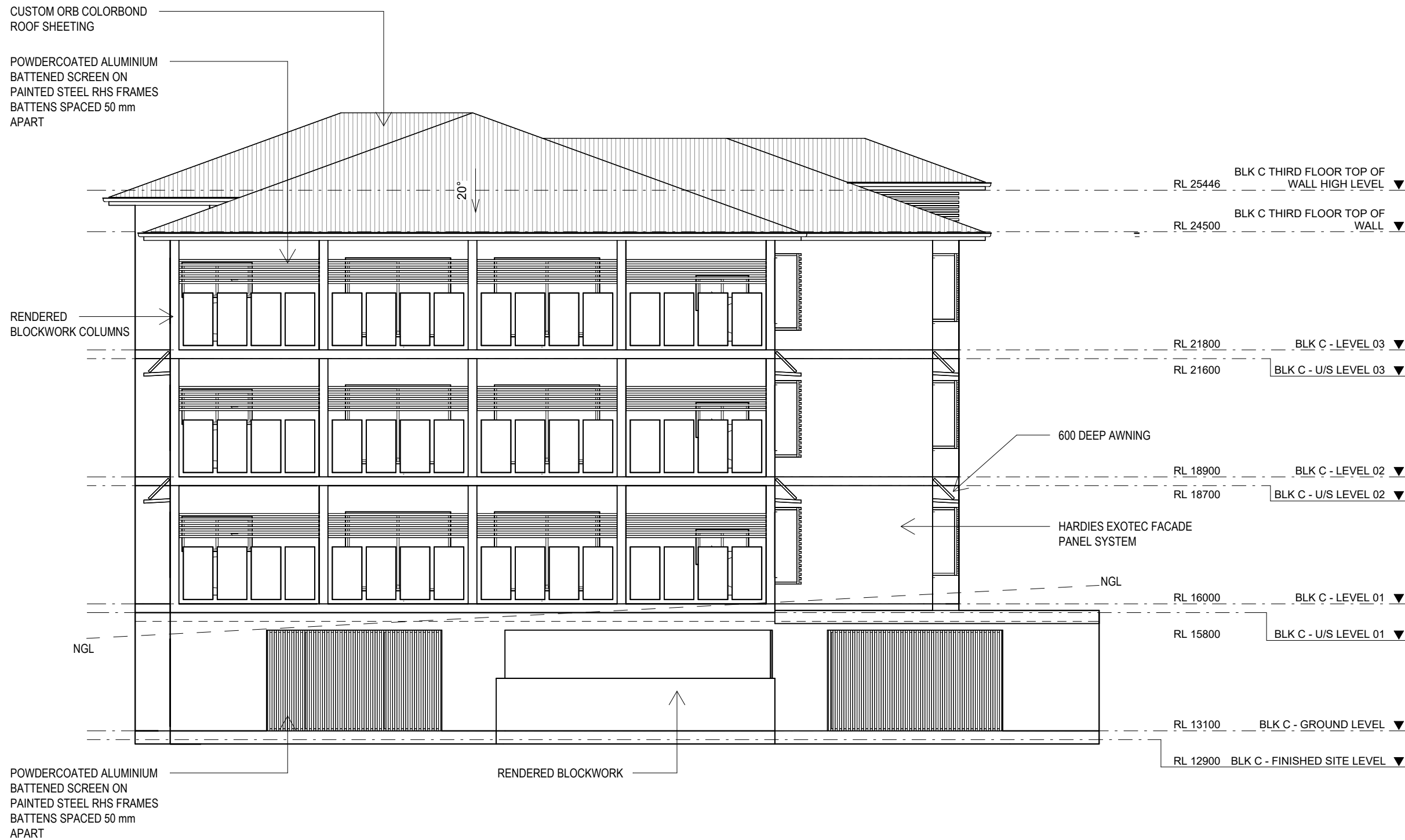


Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: ELEVATIONS  
Date: 17.04.25 Drawn: Author  
Scale: 1 : 100 Designed: Designer  
Job No.: Drawing No.: Rev.  
2025-093-R DD 05-B-02 1



1 BLOCK C EAST ELEVATION  
1 : 100



2 BLOCK C SOUTH ELEVATION  
1 : 100

NOTES:

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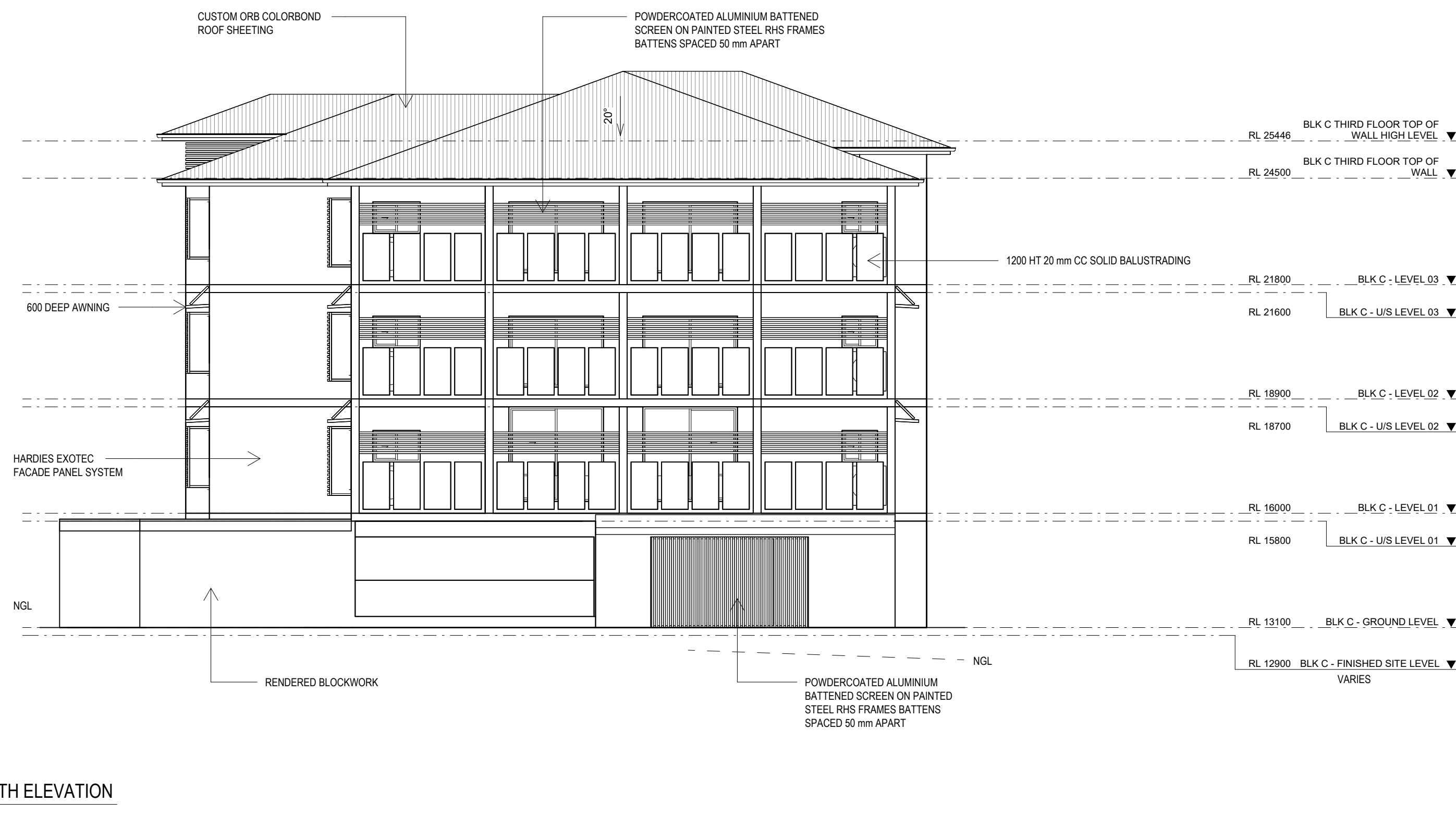
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Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: ELEVATIONS  
Date: 17.04.25 Drawn: Author  
Scale: 1 : 100 Designed: Designer  
Job No.: Drawing No.: Rev.  
2025-093-R DD 05-C-01 1



#### NOTES:

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Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: ELEVATIONS  
Date: 17.04.25 Drawn: Author  
Scale: 1 : 100 Designed: Designer  
Job No.: Drawing No.: Rev.  
2025-093-R DD 05-C-02 1





GROSS FLOOR AREA SCHEDULE - BUILDING A	
NAME	AREA
BLK A - LEVEL 1	181 m²
BLK A - LEVEL 2	181 m²
BLK A L1 PATIOS	29 m²
BLK A L2 PATIOS	29 m²
Grand total	421 m²

GROSS FLOOR AREA SCHEDULE - BUILDING B	
NAME	AREA
BLK B - LEVEL 1	416 m²
BLK B - LEVEL 2	416 m²
BLK B - LEVEL 3	416 m²
BLK B L1 - PATIOS	89 m²
BLK B L2 - PATIOS	89 m²
BLK B L3 - PATIOS	89 m²
Grand total	1517 m²

GROSS FLOOR AREA SCHEDULE - BUILDING C	
NAME	AREA
BLK C - LEVEL 1	416 m²
BLK C - LEVEL 2	416 m²
BLK C - LEVEL 3	416 m²
BLK C L1 - PATIOS	89 m²
BLK C L2 - PATIOS	89 m²
BLK C L3 - PATIOS	89 m²
Grand total	1517 m²

GROSS FLOOR AREA SCHEDULE - SUMMARY	
Description	AREA
BLOCK A GFA	421 m²
BLOCK B GFA	1517 m²
BLOCK C GFA	1517 m²
Grand total	3455 m²

**NOTES:**

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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5	10.06.25	AREA SCHEDULES
REV	ISSUE	DATE
		DESCRIPTION

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 Castlemaine St Kirwan Qld 4814  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au  
© COPYRIGHT  
QBCC LICENCE NO. 15046263  
BUILDING DESIGN OPEN RISE



Project: PROPOSED MULTIPLE DWELLINGS

Client: OPULENCE BUILDERS GROUP

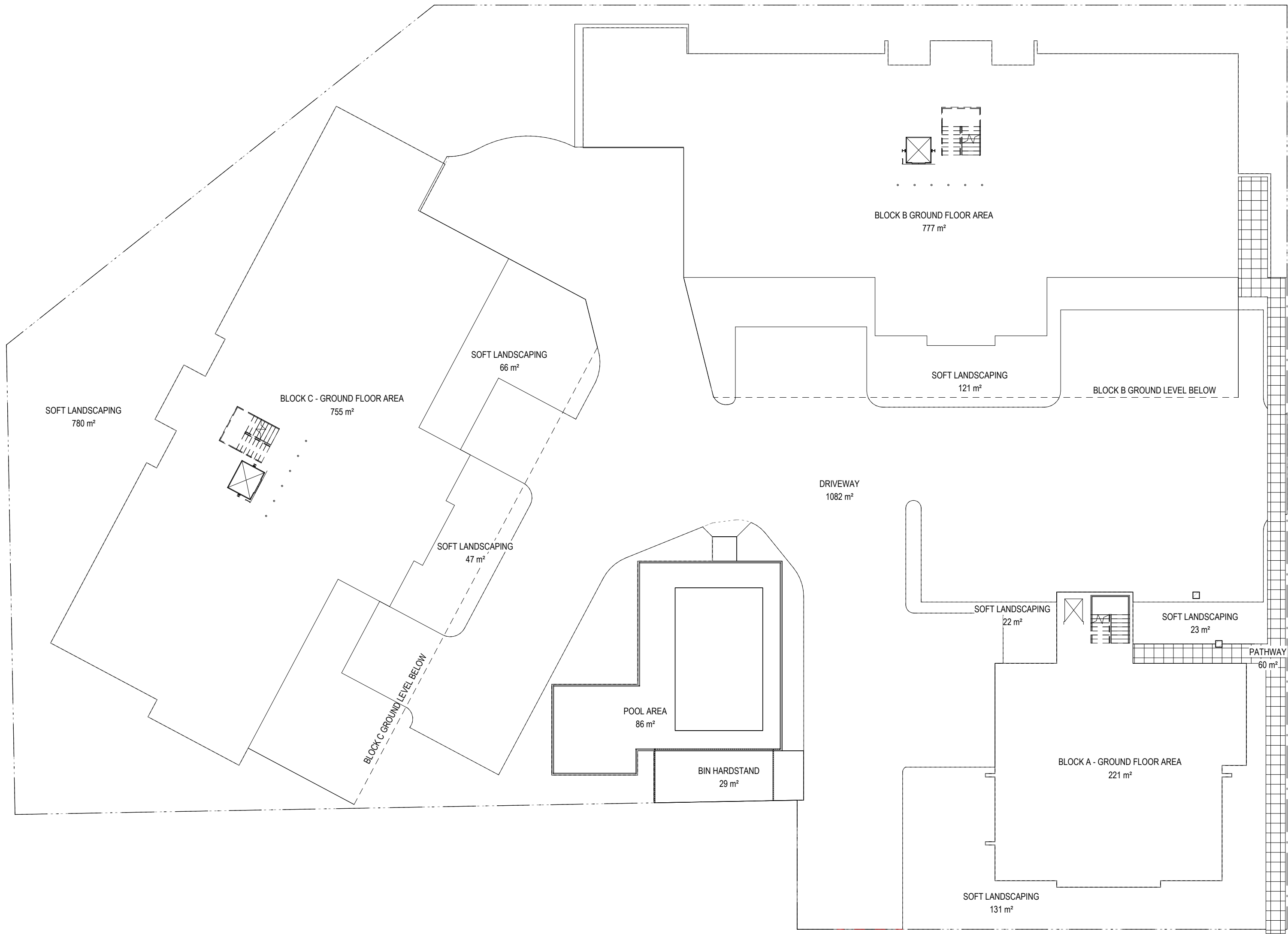
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: AREA PLAN - GFA SCHEDULE

Date: 17.04.25 Drawn: DE

Scale: 1 : 200 Designed: NH

Job No.:	Drawing No.:	Rev.
2025-093-R	DD 13	1



1 AREA PLAN - SITE  
1 : 200

AREA SCHEDULE - GROUND LEVEL ENCLOSURE	
Comments	Area
BLOCK A - GROUND LEVEL AREA	221 m²
BLOCK B - GROUND LEVEL AREA	777 m²
BLOCK C - GROUND LEVEL AREA	755 m²
1752 m²	

AREA SCHEDULE - SITE		
Comments	Area	PERCENTAGE, %
HARD LANDSCAPING	1228 m²	32
HARDSTAND AREA	29 m²	0.7
SOFT LANDSCAPING	1191 m²	31
2448 m²		

REAL PROPERTY DESCRIPTION

LOT 999 ON SP 159422  
AREA OF LAND: 3869m²  
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

NOTES:

- 1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
- 2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
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5	10.06.25	AREA SCHEDULES	
REV	ISSUE	DATE	DESCRIPTION

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 19 Castlemaine St Kirwan Qld 4814  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au  
© COPYRIGHT  
QBCC LICENCE NO. 15046263  
BUILDING DESIGN OPEN RISE



Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: AREA PLAN - SITE		
Date: 17.04.25	Drawn: DE	
Scale: 1 : 200	Designed: NH	
Job No.: 2025-093-R	Drawing No.: DD 14	Rev. 1



# Attachment 5



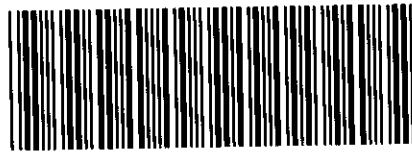
## FORM 9 Version 2

Land Title Act 1994 and Land Act 1994

QUEENSLAND LAND REGISTRY

Page 1 of 1

## EASEMENT



706979916

TE 600

\$102.50  
11/09/2003 15:46

Stamp Duty Imprint

Queensland Duty Paid \$	1-50
On the Amount of \$	1-00
Duty Code TRFR	
13A:TCR:10	Transaction Number 567/03
Signed: <u>Ramp</u>	11/9/03

1. **Grantor**  
TOWNSVILLE CITY COUNCIL

Lodger Name, address & phone number  
WILSON RYAN GROSE 007  
SOLICITORS TOWNSVILLE

2. Description of Easement/Lot	County	Parish	Title Reference
Servient Tenement (burdened land)			
Easement B in Lot 1285 on SP159422	Elphinstone	Stuart	
*Dominant Tenement (benefited land)			
Lot 999 on SP159422	Elphinstone	Stuart	

\* not applicable if easement in gross

3. **Interest being burdened**  
Fee Simple

\*4. **Interest being benefited**  
Fee Simple

\* not applicable if easement in gross

5. <b>Grantee</b>	Given names	Surname/Company name and number	(include tenancy if more than one)
		TOWNSVILLE CITY COUNCIL	Not Applicable

6. **Consideration**  
\$1.00

7. **Purpose of easement**  
Access Easement

8. **Grant/Execution**

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of -

# the attached schedule

# the attached schedule and standard terms document no. ....

# standard terms document no. ....

#delete inapplicable words

**Witnessing Officer****Execution Date**

.....signature

9/9/03

.....full name

.....qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

**Witnessing Officer****Execution Date**

.....signature

9/9/03

.....full name

.....qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

g:\users\pj\d\ac0109del030837.access\seasement.doc

[Signature]  
Grantor's Signature  
.....  
MAYOR

[Signature]  
CHIEF EXECUTIVE OFFICER

[Signature]  
Grantee's Signature  
.....  
MAYOR

[Signature]  
CHIEF EXECUTIVE OFFICER

Title Reference -

This is the Schedule referred to in the Easement dated the 9<sup>th</sup> day of September 2003 comprising of ~~two~~ one page.

The Grantor does hereby grant, transfer and assign unto the Grantee the full and free right and liberty TO USE THE BURDENED LAND in common with the Grantor its invitees and all other persons having the like right for ingress, egress and access purposes and for any other purpose connected with ingress, egress and access to the benefited land AND THE GRANTOR HEREBY COVENANTS with the Grantee that notwithstanding anything made, done or knowingly suffered by the Grantor, it has full power to make the grant hereby made and that such grant shall remain to and be quietly held and enjoyed and taken by the Grantee and every person or corporation deriving title under the Grantee and the benefit thereof shall be received and taken accordingly without any interruption or disturbance by the Grantor or any person rightfully claiming or purporting to claim by, through, under or in trust for the Grantor AND FURTHER that the Grantor and every other person having or rightfully claiming any estate or interest in the said land will from time to time and at all times hereafter on the request and at the cost of the Grantee and of any person or corporation deriving title under it execute and do all such lawful assurances and things necessary for the further and more perfectly assuring the said grant and the rights thereby given to the Grantee and those deriving title under the Grantee as by them or any of them shall be reasonably required AND FURTHER that the foregoing GRANT AND COVENANT is made subject to and shall be read as one with the following special conditions hereafter contained in paragraphs 1 to 9.

1. All signage, lighting, landscaping, parking meters, parking bays, traffic devices, roads, pathways, fences, paved surfaces and other improvements, equipment and fittings installed in or placed upon the burdened land shall remain the property of the Grantor.
2. The Grantor shall be responsible for the construction, maintenance and repair of any signage, lighting, landscaping, parking meters, parking bays, traffic devices, roads, pathways, fences, paved surfaces and other improvements, equipment and fittings on the burdened land.
3. The Grantee covenants with the Grantor that for the purpose of gaining access to the benefited land the Grantee shall utilise the driveways, roadways, pathways and access points as installed by the Grantor on the burdened land.
4. The Grantee covenants with the Grantor that the Grantee shall comply with any rules and regulations which may from time to time be put in place by the Grantor relating to the burdened land.
5. The Grantor covenants with the Grantee that it will refrain from any action likely to jeopardise or prejudicially affect access or the use of any equipment or fittings installed in or placed upon the burdened land in pursuance of this Easement and it will at all times refrain from using the burdened land in a manner likely to obstruct or unreasonably hinder access by the Grantee;
6. The Grantee indemnifies and at all times agrees to indemnify the Grantor against any claims demands or actions which may be made or brought against the Grantor as a result of the use by the Grantee, its patrons or lessees of the burdened land.
7. The Grantor will pay the costs, if any, of and incidental to the preparation, execution, stamping and registration of this Grant of Easement together with the costs and expenses of and incidental to any necessary survey.
8. The Grantor and the Grantee jointly covenant that the terms of this agreement shall not be released, surrendered, varied or modified without the prior written consent of the Local Authority. In considering any such proposal for consent, the Council may either:-
  - (a) consent to the proposal;
  - (b) for good reason, refuse consent to the proposal; or
  - (c) consent to the proposal subject to such reasonable conditions as the Council may require.
9. The Grantor will pay the cost of any release, surrender, variation or modification of this agreement, including but not limited to the cost of and incidental to the preparation, execution, stamping and registration of a further Grant of Easement together with the costs and expenses of and incidental to any necessary survey.

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# Attachment 6



# Traffic and Transport Assessment

Proposed Multiple Dwelling Development  
12-14 Waverley Lane, Douglas



9 June 2025

Prepared for:  
Martinez Garcia Pty Ltd  
Report: 50969-RP01-A


**GELEON**

Document Control Information

Document Title: Traffic and Transport Assessment  
Document Reference: 50969-RP01-A  
Prepared for: Martinez Garcia Pty Ltd  
Prepared by: Alex Williams  
Reviewed by: Luke Seeney  
Project Reference: 50969

Revision History

Authorised for issue

Version	Issue date	Purpose of issue	Details	Name / position	Signature
A	9 June 2025	To support development application	Original issue	Luke Seeney   RPEQ 23542 Principal Engineer	

## Table of Contents

<b>1.</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Project background .....	1
1.2	Development details .....	1
1.3	Applicable planning scheme .....	2
1.4	Scope .....	2
<b>2.</b>	<b>Existing conditions .....</b>	<b>3</b>
2.1	Road network .....	3
2.2	Public transport .....	3
2.3	Active transport .....	4
<b>3.</b>	<b>Traffic impact assessment .....</b>	<b>6</b>
3.1	Traffic generation .....	6
3.2	Trip distribution .....	6
3.3	Traffic distribution .....	6
3.4	Traffic impacts .....	8
<b>4.</b>	<b>Parking assessment .....</b>	<b>9</b>
4.1	Car parking requirements .....	9
4.2	Car parking provision .....	9
<b>5.</b>	<b>Access and servicing assessment .....</b>	<b>11</b>
5.1	Access arrangement .....	11
5.2	Sight distance assessment .....	11
5.3	Servicing .....	12
<b>6.</b>	<b>Response to development codes .....</b>	<b>12</b>
<b>7.</b>	<b>Conclusion .....</b>	<b>12</b>
<b>8.</b>	<b>References .....</b>	<b>13</b>



## Figures

Figure 1.1	Locality plan
Figure 1.2.1	Site plan
Figure 2.2	Public transport in proximity to site
Figure 2.3.1	Active transport network
Figure 2.3.2	Principal cycle network
Figure 2.3.3	Priority route map
Figure 3.3.1	Development distributions (%)
Figure 3.3.2	Development distributions (vehicles)
Figure 5.1	Proposed access arrangement
Figure 5.2	Sight distance assessment

## Tables

Table 1.2	Development details
Table 2.1	Surrounding road network
Table 3.1	Development traffic generation rates
Table 3.2.1	Development traffic splits
Table 4.1	Car parking requirements
Table 4.2	Car parking design requirement
Table 5.2	Sight distance requirements

## Appendices

Appendix A	Plans of development
Appendix B	Waverley Lane one-way access working plan
Appendix C	Swept path assessment
Appendix D	Development code responses

## 1. Introduction

### 1.1 Project background

Geleon has been engaged by Martinez Garcia Pty Ltd (the **Applicant**) to prepare a Traffic and Transport Assessment (TTA) to accompany a Development Application (DA) to establish a multiple dwelling development at 12-14 Waverley Lane, Douglas (Lot 999 on SP159422) (**Figure 1.1**). The existing 3,869m<sup>2</sup> site is currently vacant.



Figure 1.1 Locality plan

### 1.2 Development details

The development proposes a multiple dwelling land use to establish three multi-storey residential buildings on the subject site. Access to and from the development is proposed via the existing vehicle crossing adjacent to Waverley Lane, located within Easement B on SP159422 that will provide access to the internal car parking area.

Details of the proposed development are provided in **Table 1.2**, with the site plan for the ground floor shown in **Figure 1.2**. Relevant plans of development have been included in **Appendix A**.

Table 1.2 Development details

Building	Land use	2-bedroom units	3-bedroom units	Total no. of units
A	Multiple dwelling	2	2	4
B		9	6	15
C		9	6	15
Totals		20	14	34

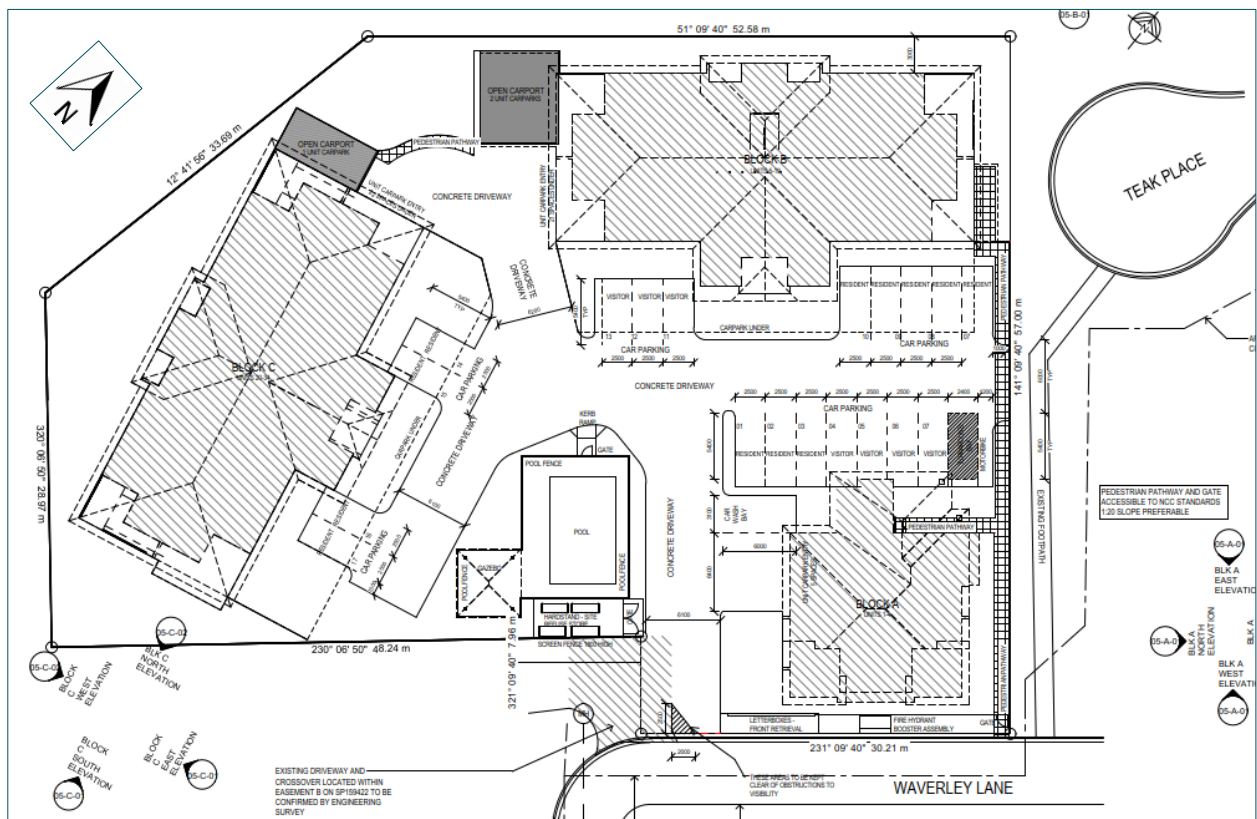


Figure 1.2.1 Site plan

### 1.3 Applicable planning scheme

The proposed development site falls under the jurisdiction of the City of Townsville (**Council**) and is governed by the *Townsville City Plan (Version 2024/01)*.

### 1.4 Scope

The scope of the assessment presented in this report is as follows:

- assess public transport, pedestrian and cycling accessibility to/from site and on-site
- calculate the anticipated development traffic generation and its impact to the external road network
- assess proposed car parking supply against relevant Council requirements
- review design of on-site traffic and transport operations against Australian Standards and Council's requirements
- assess site access and access configuration against Council requirements
- assess servicing arrangements, and
- complete council development code templates to accompany the development application.



## 2. Existing conditions

### 2.1 Road network

The hierarchy of the road network surrounding the development is shown in **Table 2.1**.

Table 2.1 Surrounding road network

Road name	Jurisdiction	No. of lanes (two-way)	Posted speed limit	Median divided	Hierarchy	Footpath / bicycle lanes	On-street parking
Bruce Highway	TMR <sup>1</sup>	4	100km/h	Yes	Highway	No provision	No provision
Riverside Boulevard	Council	2	60km/h	No	Major collector	Footpaths both sides / no bicycle lanes	Formal parking
Waverley Lane	Council	2	50km/h	No	Laneway	No provision	No provision
Notes:							
1. Department of Transport and Main Roads							

### 2.2 Public transport

The development is located within walking distance (<400m) of two public transport stops. The closest stop, known as 'Riverside Boulevard at Freshwater Drive, Douglas (Townsville City)' (Stop ID: 890171) is located approximately 280m south of the development site (**Figure 2.2**). This stop is serviced by one public bus route, known as '202', and has an average frequency of 60 minutes throughout the day. Locations of all stops within proximity to the development site are provided in **Figure 2.2**.

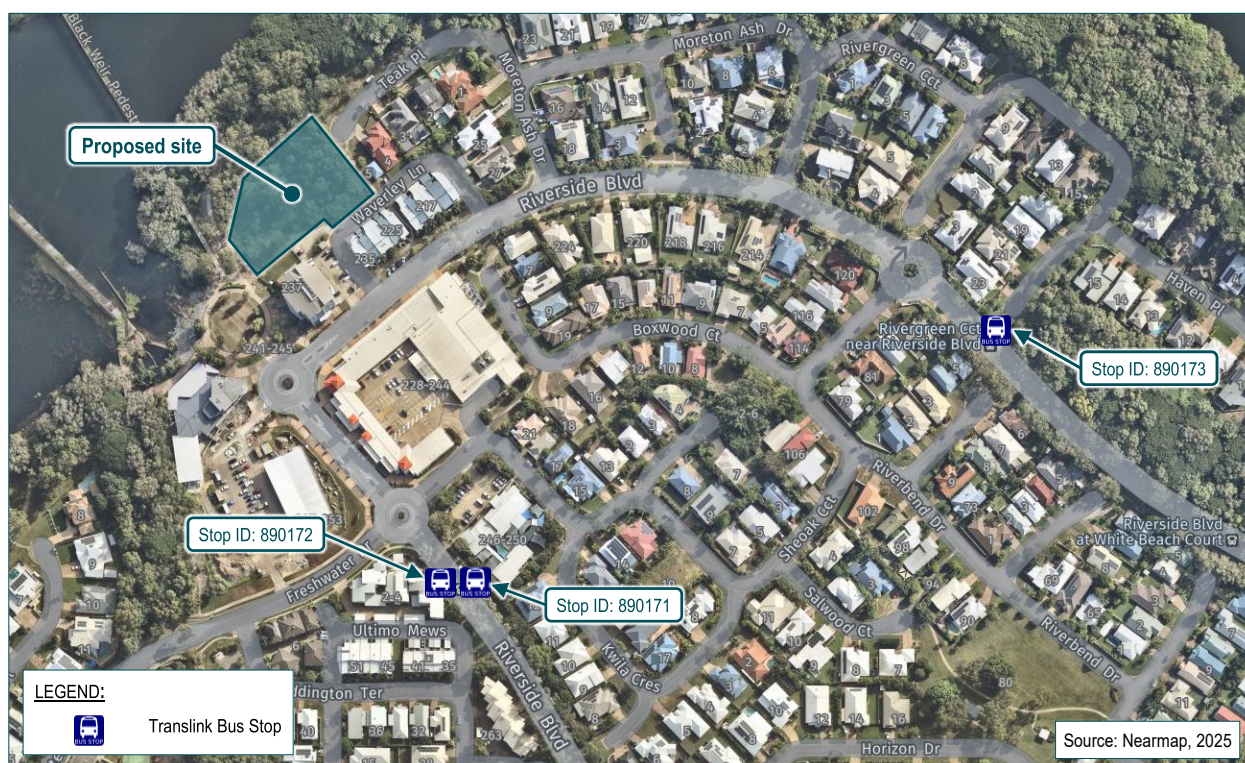


Figure 2.2 Public transport in proximity to site

## 2.3 Active transport

The subject site is serviced by a reasonable network of pedestrian footpaths as shown in **Figure 2.3.1** which illustrates the active transport network surrounding the proposed development.

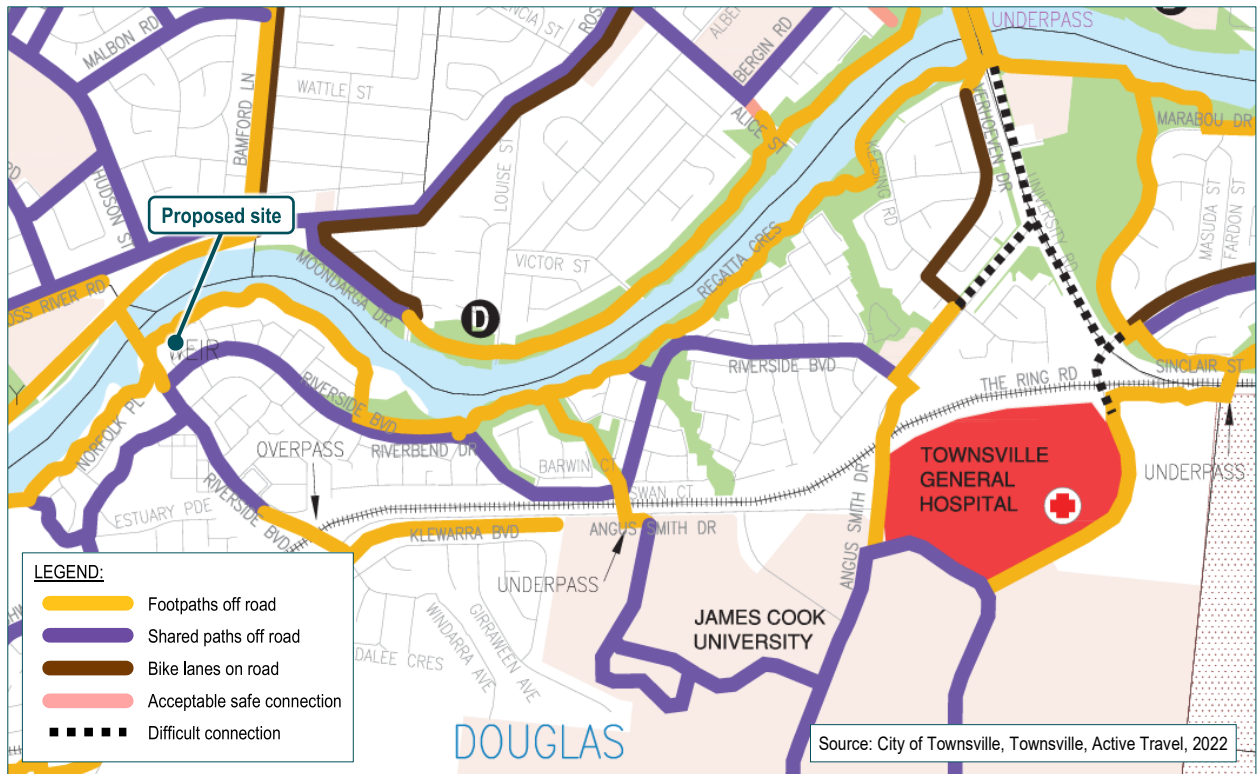


Figure 2.3.1 Active transport network

The subject site is in proximity to Riverside Boulevard which forms part of TMR's *North Queensland Principal Cycle Network* and includes provision of off road bicycle paths. The principal cycle network surrounding the proposed development and route priorities are illustrated in **Figure 2.3.2** and **Figure 2.3.3**.



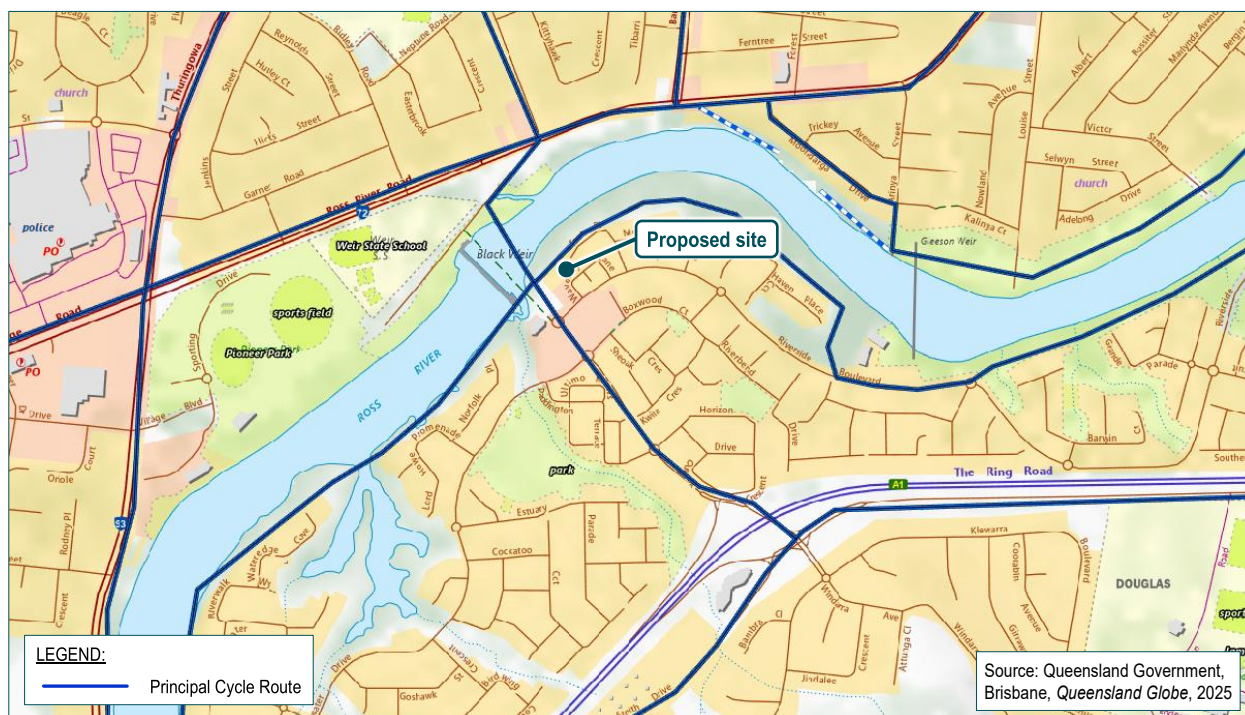


Figure 2.3.2 Principal cycle network

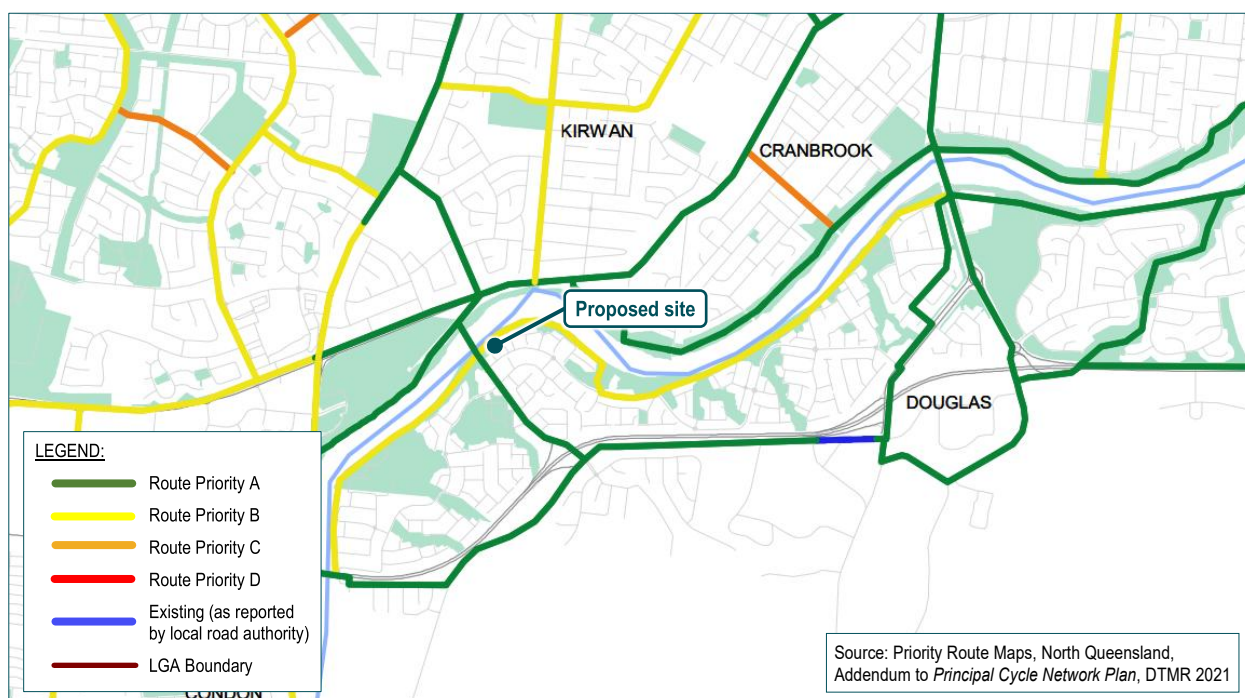


Figure 2.3.3 Priority route map



### 3. Traffic impact assessment

#### 3.1 Traffic generation

A review of Council's *Townsville City Plan – Traffic impact, access and parking code* has not identified traffic generation rates for the proposed land use. In lieu of Council specific traffic generation rates, traffic generation rates for the proposed development have been based on the rates for a multiple dwelling land use as provided in the *RMS Guide to Traffic Generating Developments – Technical Direction (TDT 2013/04)*, respectively.

A summary of the expected development traffic generation is shown in **Table 3.1**.

**Table 3.1** Development traffic generation rates

Land use	Car parks	Peak period	Traffic generation rate	Traffic generation volume
Multiple Dwelling	66	AM	0.35 trips per car park	24
		PM	0.26 trips per car park	18
Total AM Peak Hour Trips				24
Total PM Peak Hour Trips				18

#### 3.2 Trip distribution

##### 3.2.1 In / Out directional splits

TMR's guide to Traffic Impact Assessment (GTIA) stipulates:

*"Peak hour development-generated traffic volumes need to be split into entry (IN) and exit (OUT) volumes for assignment of this traffic to the access intersection and to the surrounding road network."*

Typical residential In / Out traffic splits were adopted (i.e. 30% In / 70% Out in the AM peak hour, and 60% In / 40% Out during the PM peak hour). The AM and PM In / Out traffic splits of the vehicle trips are provided in **Table 3.2.1**.

**Table 3.2.1** Development traffic splits

Land Use	Traffic Generation (trips)	Peak Period	IN%	IN Trips	OUT %	OUT TRIPS
Multiple Dwelling	24	AM Peak	30%	7	70%	17
	18	PM Peak	60%	11	40%	7

#### 3.3 Traffic distribution

The development traffic distribution to / from the site on the surrounding road network has been calculated based on the development's location to key activity generators (town centres, schools, shopping centres etc.) and considers Council's *Proposed One-Way Access* working plan for Waverley Lane (**Appendix B**). The anticipated development traffic distribution percentages are shown in **Figure 3.3.1**, with the resultant traffic volumes shown in **Figure 3.3.2**.

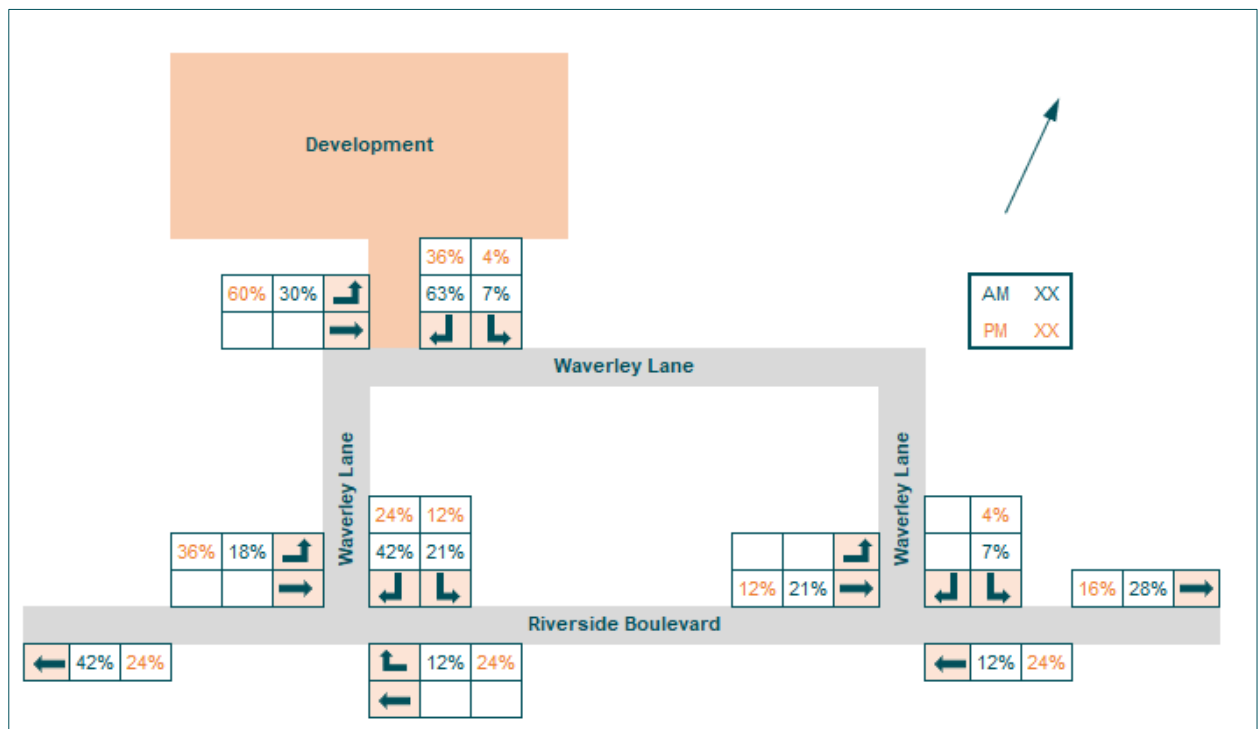


Figure 3.3.1 Development distributions (%)

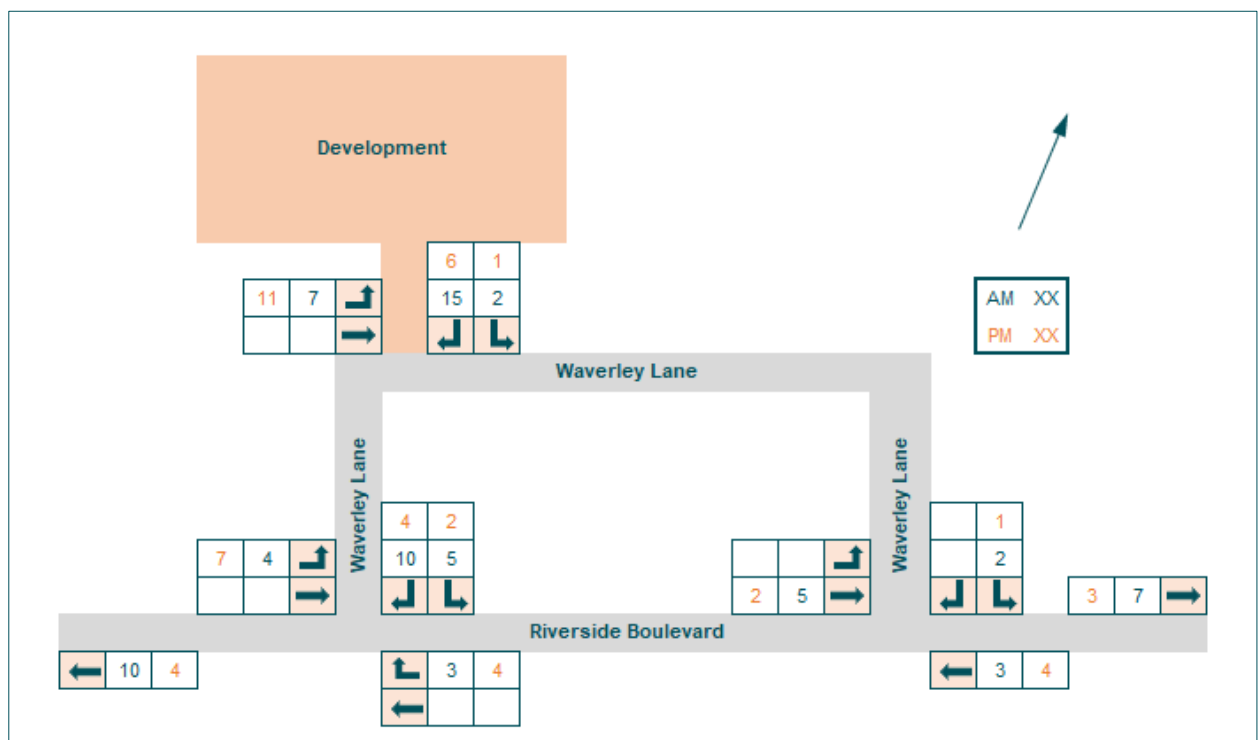


Figure 3.3.2 Development distributions (vehicles)

### 3.4 Traffic impacts

Given the geographical location of the development, all inbound and outbound development generated traffic will use Waverley Lane to turn into / out of the development and subsequently Riverside Boulevard. The total net traffic generation in the AM peak hour is 24 trips, which equates to one vehicle movement every 2.5 minutes. For the PM peak hour, the total net traffic generation is 18 trips, which equates to approximately one external vehicle movement every 3.3 minutes.

In addition, as shown in **Figure 3.3.2** it is expected that 22 trips in the AM peak hour and 17 trips in the PM peak hour will utilise the western Riverside Boulevard / Waverley Lane priority-controlled intersection located south of the development site. This equates to approximately one vehicle trip every 2.7 minutes in the AM peak hour and a vehicle trip every 3.5 minutes in the PM peak hour.

Regarding the eastern Riverside Boulevard / Waverley Lane priority-controlled intersection located 125m east of the development site, it is expected that 10 trips in the AM peak hour and 7 trips in the PM peak hour will be distributed through this intersection when travelling to / from the development site. This equates to a vehicle trip every 6 minutes in the AM peak hour and a vehicle trip every 8.6 minutes in the PM peak hour.

Based on the number of alternative routes available to traffic travelling to and from the development, it is expected that the existing external road network has sufficient capacity to cater for a development of this nature and scale such that further analysis is not required.



## 4. Parking assessment

### 4.1 Car parking requirements

The car parking requirements for the development have been calculated in accordance with the land use requirements stipulated in Council's *Townsville City Plan – Traffic impact, access and parking code* as shown in **Table 4.1**.

**Table 4.1** Car parking requirements

Land use	Quantity	Car parking rate	Parking requirement
Multiple Dwelling	Residential component		
	Building A		
	4 Units	1.7 spaces per unit	7
	Building B		
	15 Units	1.7 spaces per unit	26
	Building C		
	15 Units	1.7 spaces per unit	26
	Total residential car parking requirement		59
	Visitor component		
	34 Units	0.2 spaces per dwelling for visitors and 1 dedicated car washing bay <sup>1</sup>	7
Total Parking Requirement			66
Notes:			
1. A dedicated car wash bay may be integrated with visitor parking to serve both functions			

The total car parking requirement for the development is 66 car parking spaces comprising 59 resident spaces and seven visitor spaces. In accordance with the *National Construction Code (NCC) – Volume 1* for a Class 2 building, there is no requirement to provide parking spaces for People with Disabilities (PWD).

### 4.2 Car parking provision

The development provides a total of 66 car parking spaces inclusive of five residential parking spaces in Building A, 21 residential parking spaces in Building B, 22 residential parking spaces in Building C, 11 outdoor residential parking spaces and seven freely accessible visitor spaces and therefore complies with Council requirements. In addition to the above, the development also provides a car wash bay integrated into a visitor car park and one motorcycle parking space.

Car parking design for the proposed development has been undertaken generally in accordance with Australian Standard *AS2890.1 – Parking Facilities*. **Table 4.2** shows design parameters for each user class in accordance with *AS2890.1*.

**Table 4.2** Car parking design requirement

User class	Parking bay width (m)	Parking bay length (m)	Aisle width (m)	Use
1A	2.4	5.4	5.8	Residents
2	2.5	5.4	5.8	Visitors

Other specific design parameters relating to the parking and internal road layout design have been developed generally in accordance with Australian Standard *AS2890.1 – Parking Facilities* and Council's *Townsville City Plan – Transport impact, access and parking code*.

In addition to the above, the following provisions are noted:

- Vehicle speeds will be limited to a maximum of 10km/h, similar to a shared zone environment. Location of speed limit signs will be confirmed at the detailed design stage but will generally be provided at the entrance to the development site and at the exits to all car parking modules to ensure motorists are aware of the speed limit within the development site.
- No gates are proposed within the car park and,
- Bollards will be provided where lift and stairway doors open into the driveway area.

## 5. Access and servicing assessment

### 5.1 Access arrangement

Access to and from the development site is proposed via Waverley Lane from the existing vehicle crossing located within Easement B on SP159422 (Easement No. 706979916) which consists of an Urban Residential driveway access with an approximate width of 6m at the kerb invert. Council's *Working Plan – Proposed One-Way Access* for Waverley Lane proposes one way traffic flow to the east of the development site (**Appendix B**). Therefore, access into the development site will be limited to left in only, while egress movements can occur in all directions.

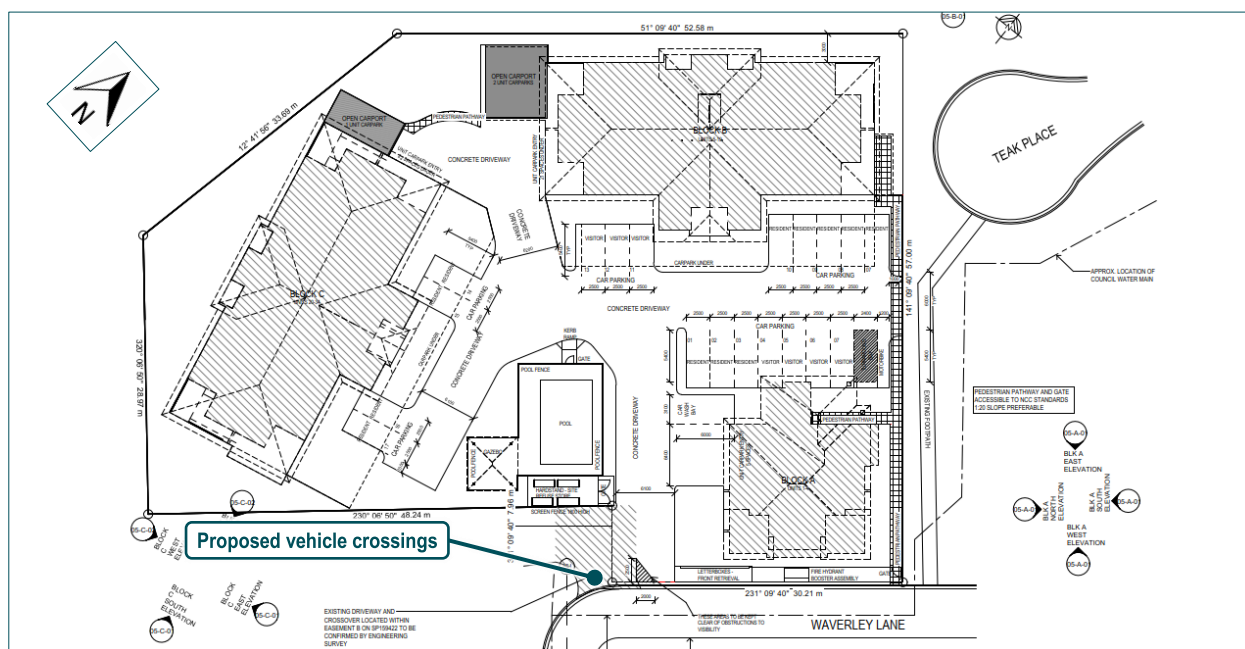


Figure 5.1 Proposed access arrangement

### 5.2 Sight distance assessment

A sight distance assessment has been undertaken in accordance with AS2890.1 and AS2890.2 to ensure that the location of the vehicle crossing provides sufficient sight distance for road users to find a safe gap in oncoming traffic when leaving the site. The minimum gap sight distance requirements (MGSD) for a vehicle departing the site are provided in **Table 5.2**.

Given that vehicles can only approach the development site from the western intersection between Waverly Lane and Riverside Boulevard and the 90-degree curve along Waverly Lane, it is anticipated that vehicles will be travelling at a speed of 20km/h when approaching the development site.

Table 5.2 Sight distance requirements

Frontage road	Manoeuvre type	Vehicle speed assessed (km/h)	Sight distance requirement
Waverley Lane	Vehicles approaching bends	20km/h	28.0m

**Figure 5.2** shows the required sight distance and associated sight lines for vehicles travelling along Waverley Lane to vehicles departing the development site, demonstrating compliance with specified requirements.



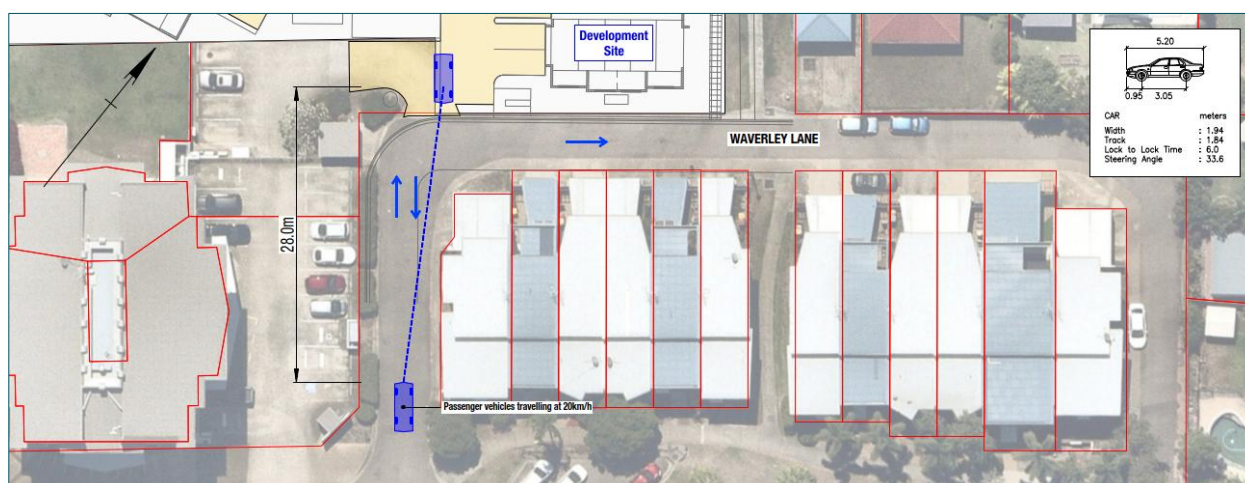


Figure 5.2 Sight distance assessment

### 5.3 Servicing

A review of Council's *Townsville City Plan – Traffic impact, access and parking code* does not stipulate service vehicle requirements for the proposed land use. However, based on the proposed development being residential, vehicle sizes up to an 8.8m Medium Rigid Vehicle (MRV) will need to be catered for. The development provides ample space for a MRV to stand on site. In addition to providing standing space for a MRV, the development site provides sufficient space for a front-loading Refuse Collection Vehicle (RCV) to enter and exit the development site in a forward gear.

Swept path assessments have been undertaken using AutoTURN software to demonstrate that an 8.8m MRV and 10.5m RCV can satisfactorily enter the development site in a forward gear, perform a turn around manoeuvre and exit the development in a forward gear (**Appendix C**).

## 6. Response to development codes

A detailed review of the proposed development against Council's *Traffic impact, access and parking code* is provided in **Appendix D**.

## 7. Conclusion

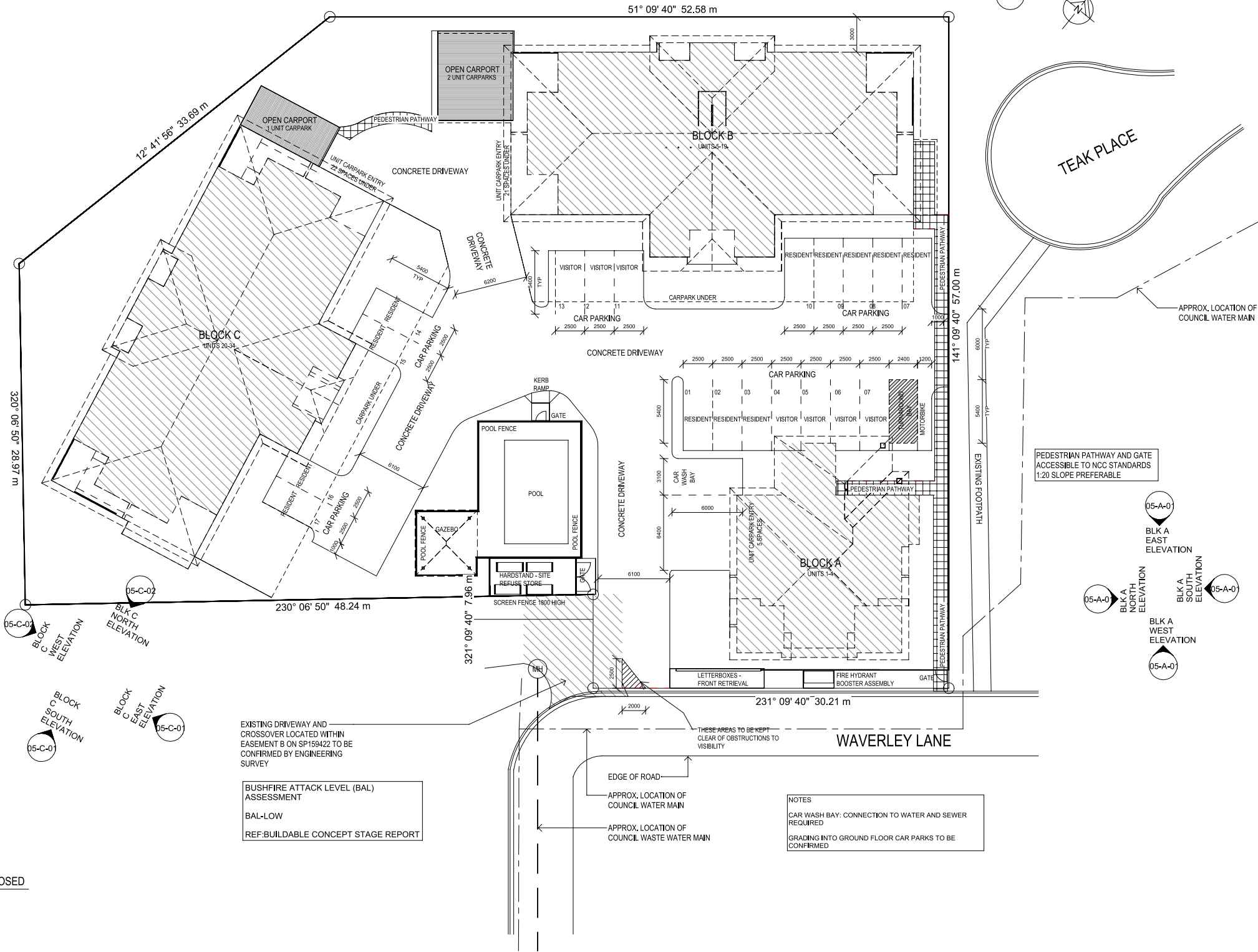
This report presents the findings related to assessment of traffic and transport related matters for a proposed development located at 12-14 Waverley Lane, Douglas. Based on the assessment undertaken, it can be concluded that the proposed development will not introduce any adverse traffic or transport impacts which would prevent its approval with appropriate conditions.

## 8. References

1. City of Townsville, *Townsville City Plan (Version 2024/01)*, Townsville.
2. Queensland Government (Department of Transport and Main Roads), *Guide to Traffic Impact Assessment*, December 2018, Brisbane.
3. New South Wales Government (Roads and Maritime Services), *Guide to Traffic Generating Developments - Technical Direction (TDT2013/04)*, 2014, Sydney.
4. Australian Building Codes Board, *National Construction Code (NCC) Volume 1*, May 2022.
5. Standards Australia/Standards New Zealand 2004, *AS2890.1: Off-street Car Parking Facilities*.
6. Standards Australia/Standards New Zealand 2015, *AS2890.2: Off-street Commercial Vehicle Facilities*.
7. Austroads, *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections*, 2023, Sydney.

## Appendix A Plans of development





1 SITE PLAN - PROPOSED  
1 : 200

NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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REV	ISSUE	DATE	DESCRIPTION
4		06.06.25	TRAFFIC TO TCC SKETCH
3		30.05.25	SITE / TRAFFIC UPDATE
2		29.05.25	RESPONSE TO CERTIFIER
1		17.04.25	PRELIMINARY

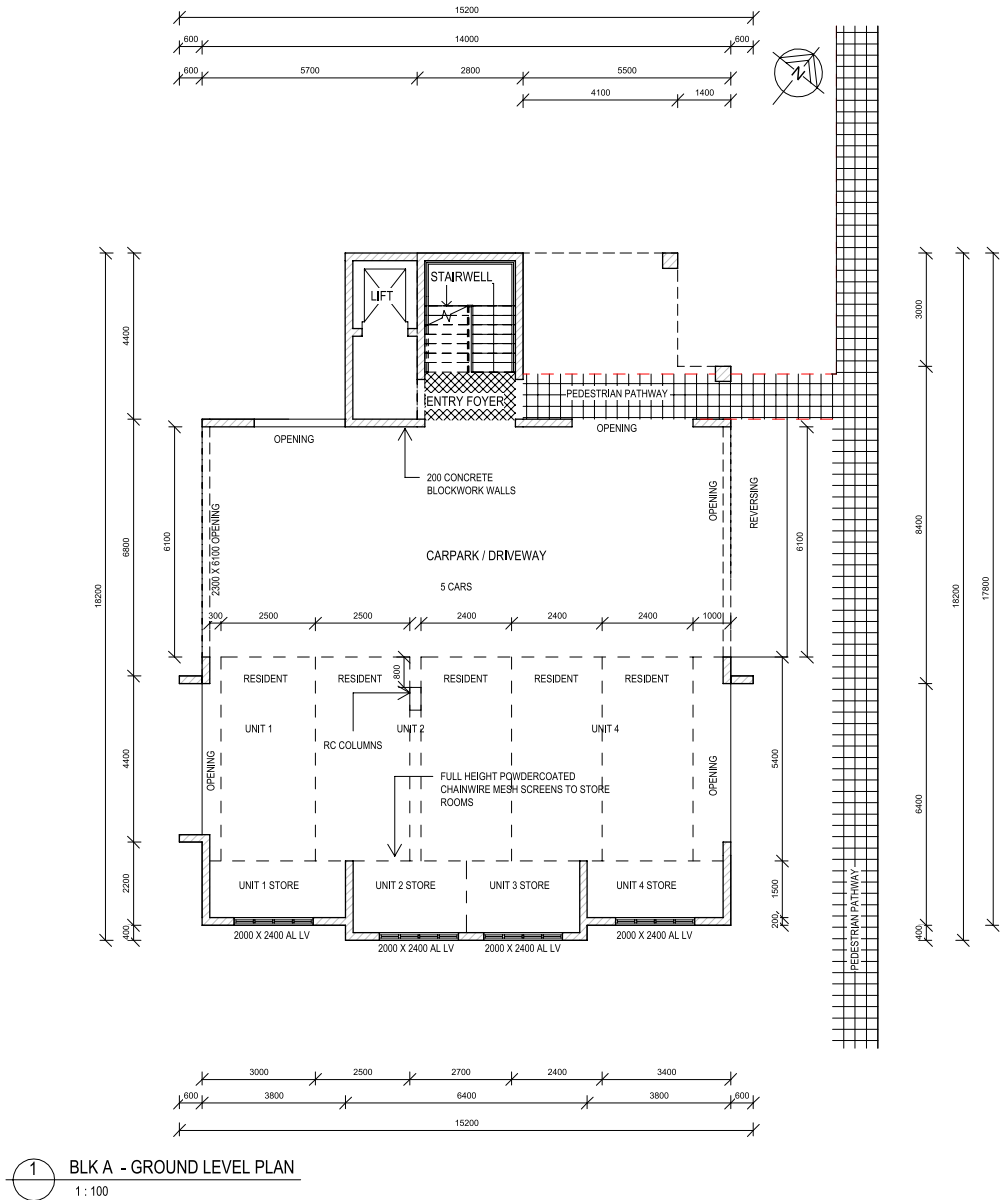
THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au  
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QBCC LICENCE NO. 15046263  
BUILDING DESIGN OPEN RISE



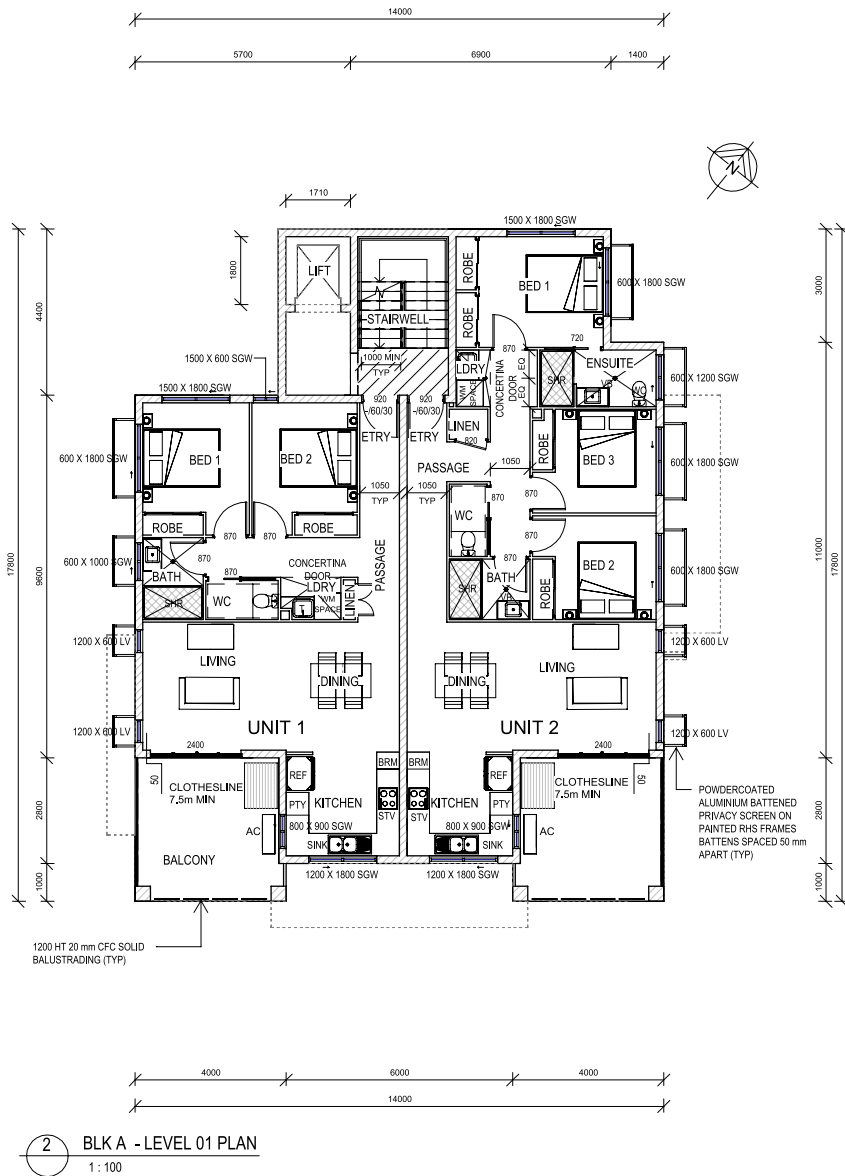
Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: SITE PLAN - PROPOSED  
Date: 17.04.25 Drawn: D.A.  
Scale: As indicated Designed: N.H.  
Job No.: 2025-093-R Drawing No.: DD 02 Rev.: 1

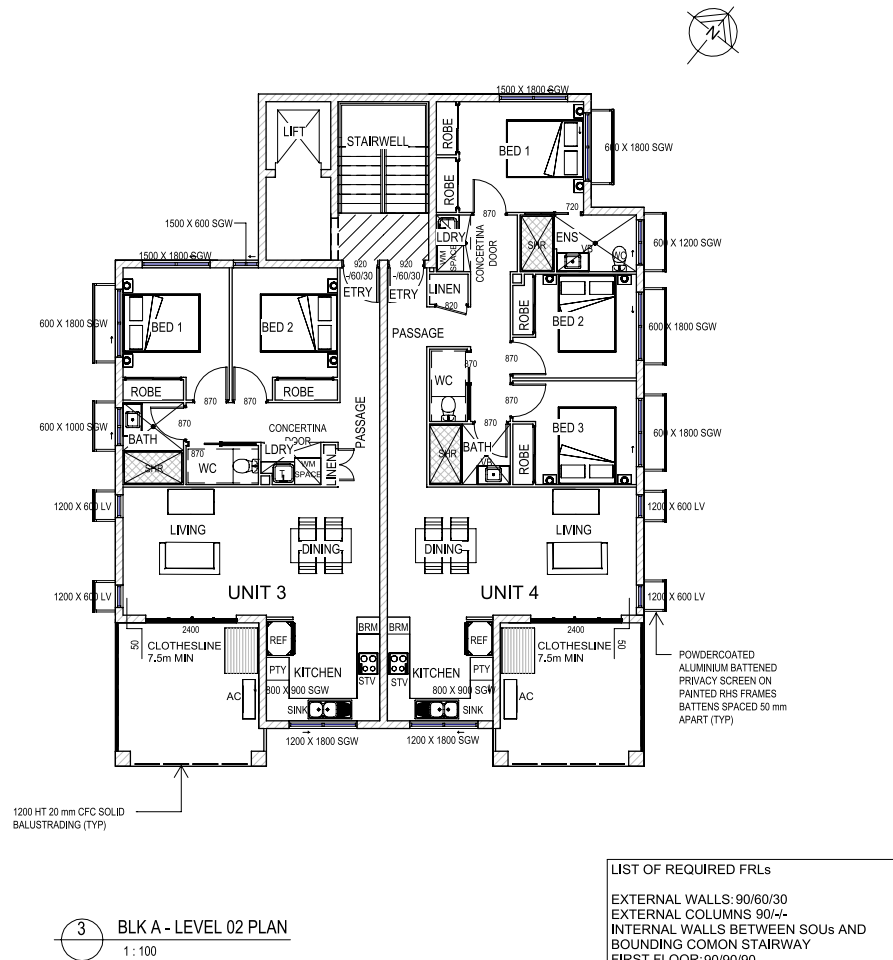
REAL PROPERTY DESCRIPTION  
LOT 999 ON SP 159422  
AREA OF LAND: 3869m<sup>2</sup>  
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL



1 BLK A - GROUND LEVEL PLAN  
1 : 100



2 BLK A - LEVEL 01 PLAN  
1 : 100



3 BLK A - LEVEL 02 PLAN  
1 : 100

LIST OF REQUIRED FRLs	
EXTERNAL WALLS: 90/60/30	
EXTERNAL COLUMNS 90/-	
INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY	
FIRST FLOOR: 90/90/90	
SECOND FLOOR: 90/90/60	
FLOORS (1st / 2nd): 90/90/90	
FIRE RESISTING LIFT SHAFT: 90/90/90	
NON-LOADBEARING SERVICE SHAFTS: -/90/90	
PROTECTION OF UNIT DOORS: -/60/30	
REF: BUILDABLE CONCEPT STAGE REPORT	
BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT	
BAL-LOW	
REF: BUILDABLE CONCEPT STAGE REPORT	
OPENINGS INTO SERVICES SHAFTS MUST BE PROTECTED PER NCC VOLUME 1, PART C4D14	
EXTERNAL BALCONY WEATHERPROOFING	
MINIMUM STEPDOWN TO BALCONIES 50mm	
1:100 FALL AWAY FROM EXTERNAL WALLS IN ACCORDANCE WITH AS 4654.2	
CONDENSATION MANAGEMENT TO NCC VOLUME 1, PART F8	

NOTES:		
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION		
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED		
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION		
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REV	ISSUE	DESCRIPTION
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3	30.05.25	SITE / TRAFFIC UPDATE
2	29.05.25	RESPONSE TO CERTIFIER

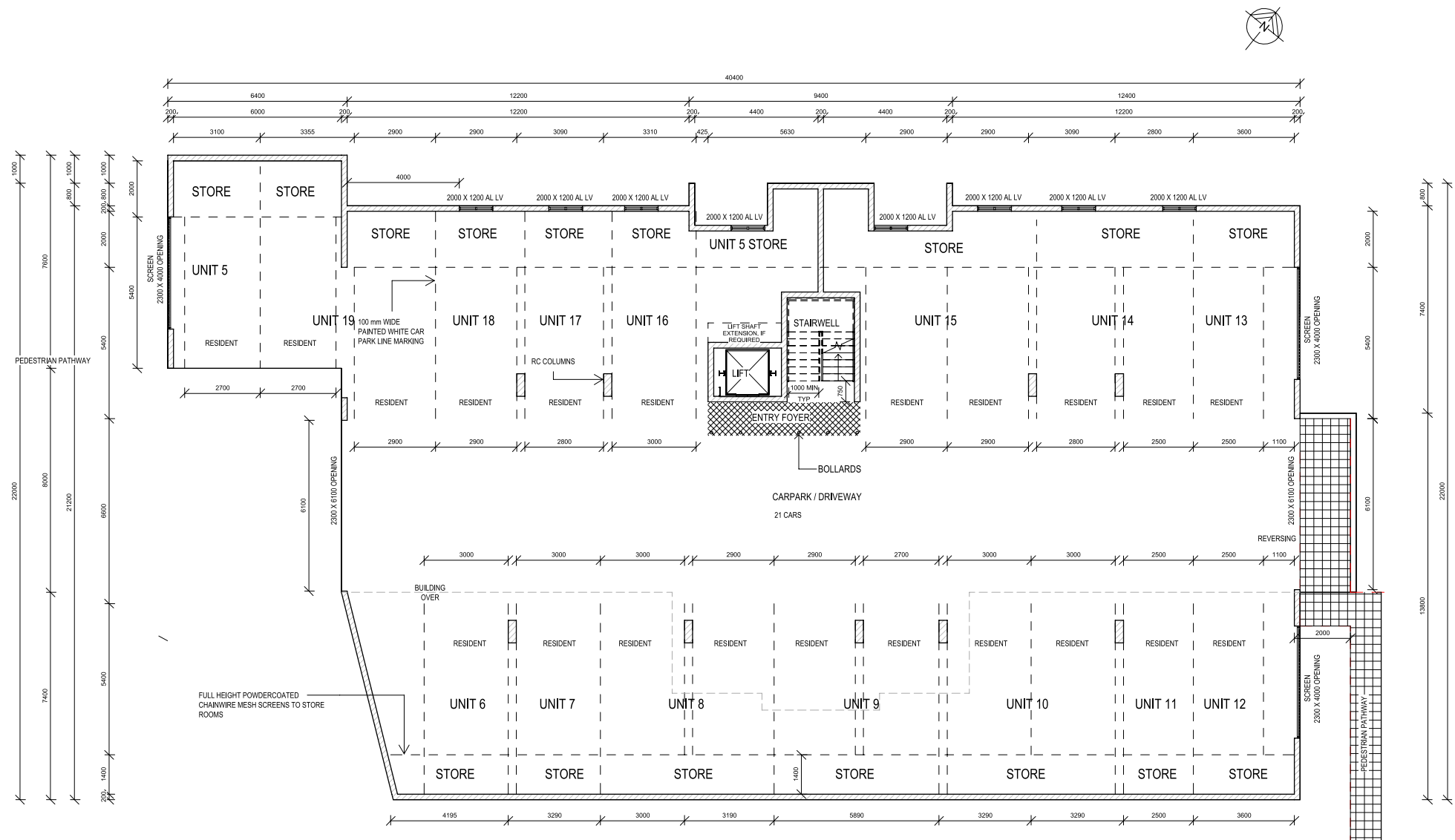
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3	30.05.25	SITE / TRAFFIC UPDATE
2	29.05.25	RESPONSE TO CERTIFIER

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesigthousenq.com.au  
w: www.thedesigthousenq.com.au  
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BUILDING DESIGN OPEN RISE



Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BCK A - FLOOR PLANS  
Date: 17.04.25 Drawn: DE  
Scale: 1 : 100 Designed: Designer  
Job No.: 2025-093-R Drawing No.: DD 04-A-01 Rev. 1



1 BLK B - GROUND LEVEL PLAN  
1 : 100

LIST OF REQUIRED FRLs
EXTERNAL WALLS: 90/60/30
EXTERNAL COLUMNS 90/4-
INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY
FIRST FLOOR: 90/90/90
SECOND FLOOR: 60/60/60
FLOORS (1st / 2nd): 90/90/90
FIRE RESISTING LIFT SHAFT: 90/90/90
NON-LOADBEARING SERVICE SHAFTS: -/90/90
PROTECTION OF UNIT DOORS: -/60/30
REF: BUILDABLE CONCEPT STAGE REPORT
BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
BAL-LOW
REF: BUILDABLE CONCEPT STAGE REPORT

NOTES:  
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION  
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION  
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REV	ISSUE	DATE	DESCRIPTION
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3		30.05.25	SITE / TRAFFIC UPDATE
2		29.05.25	RESPONSE TO CERTIFIER

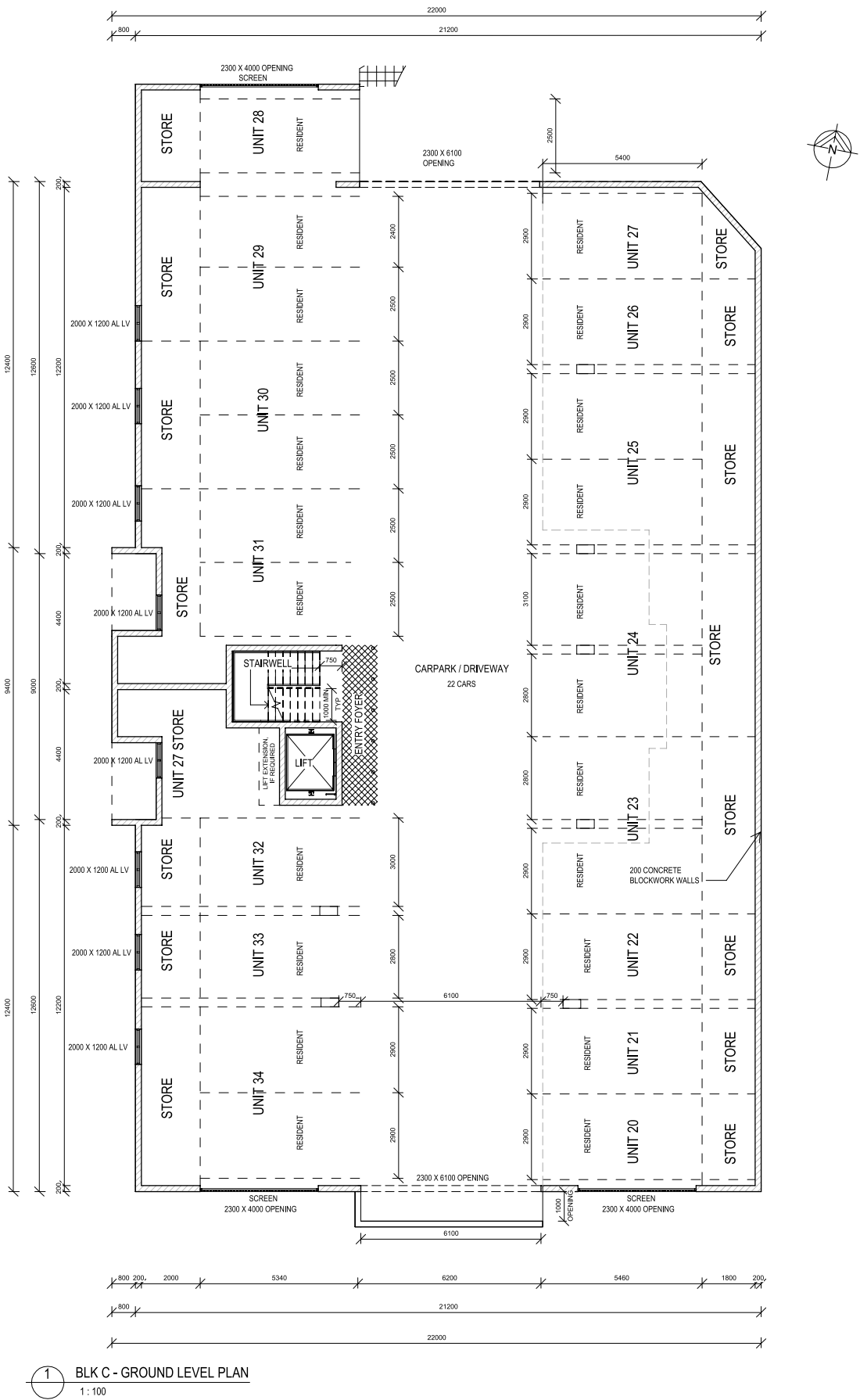
THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesigthouse.nq.com.au  
w: www.thedesigthouse.nq.com.au  
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QBCC LICENCE NO. 15046263  
BUILDING DESIGN OPEN RISE



Project: PROPOSED MULTIPLE DWELLINGS  
Client: OPULENCE BUILDERS GROUP  
Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BCK B - FLOOR PLAN - GROUND LEVEL  
Date: 17.04.25 Drawn: DE  
Scale: 1 : 100 Designed: Designer  
Job No.: 2025-093-R Drawing No.: DD 04-B-01 Rev.: 1





LIST OF REQUIRED FRLs
EXTERNAL WALLS: 90/60/30
EXTERNAL COLUMNS 90/-/-
INTERNAL WALLS BETWEEN SOUs AND BOUNDING COMON STAIRWAY
FIRST FLOOR: 90/90/90
SECOND FLOOR: 90/90/90
THIRD FLOOR: 60/60/60
FLOORS (1st - 3rd): 90/90/90
FIRE RESISTING LIFT SHAFT: 90/90/90
NON-LOADBEARING SERVICE SHAFTS: -/90/90
PROTECTION OF UNIT DOORS: -/60/30
REF: BUILDABLE CONCEPT STAGE REPORT
BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT
BAL-LOW
REF: BUILDABLE CONCEPT STAGE REPORT

NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION

2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED

3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION

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REV	ISSUE	DATE	DESCRIPTION
4		06.06.25	TRAFFIC TO TCC SKETCH
3		30.05.25	SITE / TRAFFIC UPDATE
2		29.05.25	RESPONSE TO CERTIFIER

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesigthouse.nq.com.au  
w: www.thedesigthouse.nq.com.au

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BUILDING DESIGN OPEN RISE



Project: PROPOSED MULTIPLE DWELLINGS

Client: OPULENCE BUILDERS GROUP

Location: 2-14 WAVERLEY LANE, DOUGLAS

TITLE: BLK C - FLOOR PLAN - GROUND LEVEL

Date: 17.04.25 Drawn: Author

Scale: 1 : 100 Designed: Designer

Job No.:	Drawing No.:	Rev.
2025-093-R	DD 04-C-01	1

## Appendix B      Waverley Lane one-way access working plan



**WORKING PLAN – PROPOSED ONE-WAY ACCESS**  
**WAVERLEY LANE, DOUGLAS**



- Construction Notes:**
- 1) The proposed work plan was prepared using scaled off aerial imagery due to absent of latest topographic survey.
  - 2) All design and dimension to be confirmed on-site prior commencement of works.
  - 3) All signage and pavement marking to be installed in accordance with TCC Std Drg SD-060 and AS1742.2 unless otherwise noted.
  - 4) Before You Dig Australia (BYDA) to be conducted to confirm existing underground services prior commencement of works.
  - 5) Potholing services (hydrovac) may require confirming the existing underground services.
  - 6) Please contact Fei Ngoo (0435 768 073) if have any queries.

**ENGINEERING & ASSET**  
**INFRASTRUCTURE PLANNING (EAIP)**

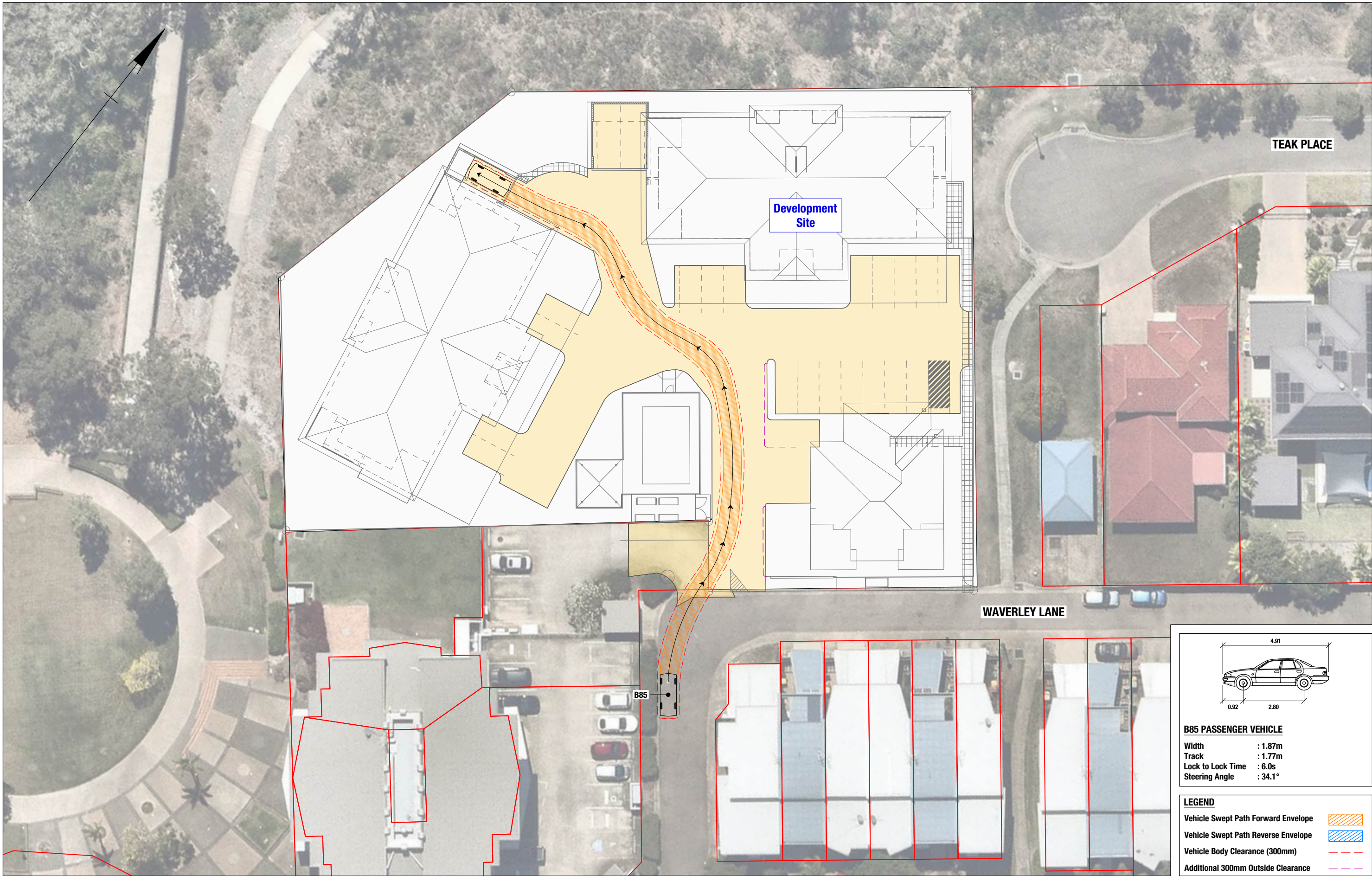
**Sketch Prepared By:** Fei Ngoo  
**Position:** Senior Traffic Engineer  
**Date:** 24/02/2025

**Instruction No:** ..... **Date:** .....  
**Authorised By:** Michael Kaye (RPEQ 07621) *(Signature)*  
**Position:** Coordinator Strategic Infrastructure Planning



## Appendix C      Swept path assessment





**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

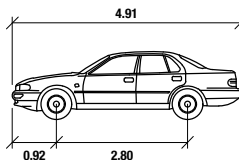
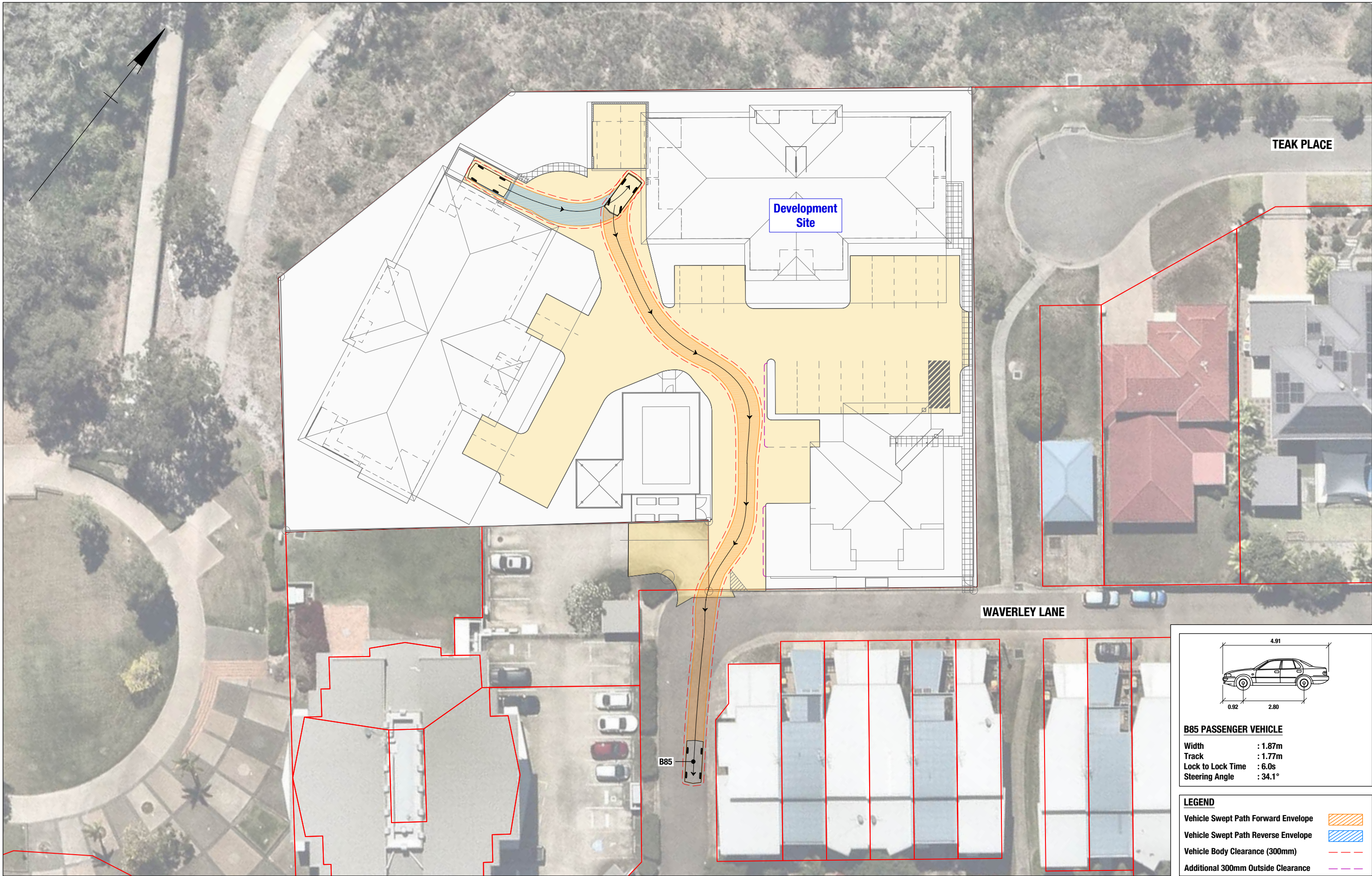
**SWEEP PATH ASSESSMENT  
B85 PASSENGER VEHICLE  
ENTRY INTO PARKING SPACE**

Project No.  
**50969** Issue Date  
**09/06/25**

Drawing No.  
**50969-SP001-A**

Series No. 1 of 10





**B85 PASSENGER VEHICLE**

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

**LEGEND**

Vehicle Swept Path Forward Envelope	
Vehicle Swept Path Reverse Envelope	
Vehicle Body Clearance (300mm)	
Additional 300mm Outside Clearance	

**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

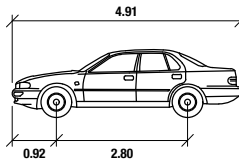
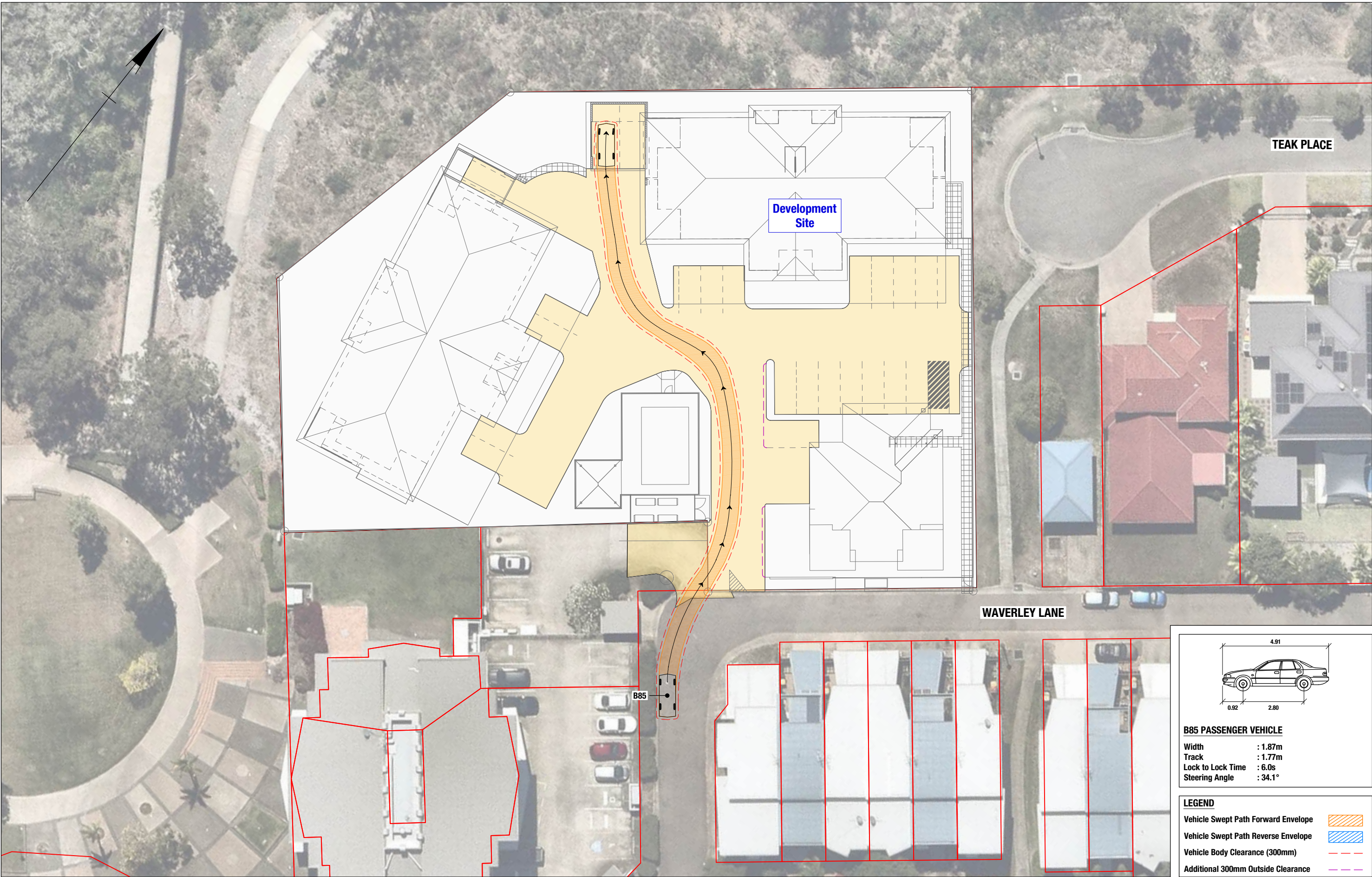
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B85 PASSENGER VEHICLE  
EXIT FROM DEVELOPMENT SITE**

Project No.  
**50969** Issue Date  
**09/06/25**

Drawing No.  
**50969-SP002-A**

Series No. 2 of 10





**B85 PASSENGER VEHICLE**

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

**LEGEND**

Vehicle Swept Path Forward Envelope	
Vehicle Swept Path Reverse Envelope	
Vehicle Body Clearance (300mm)	
Additional 300mm Outside Clearance	

**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

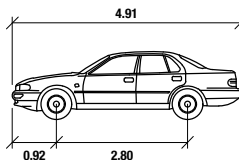
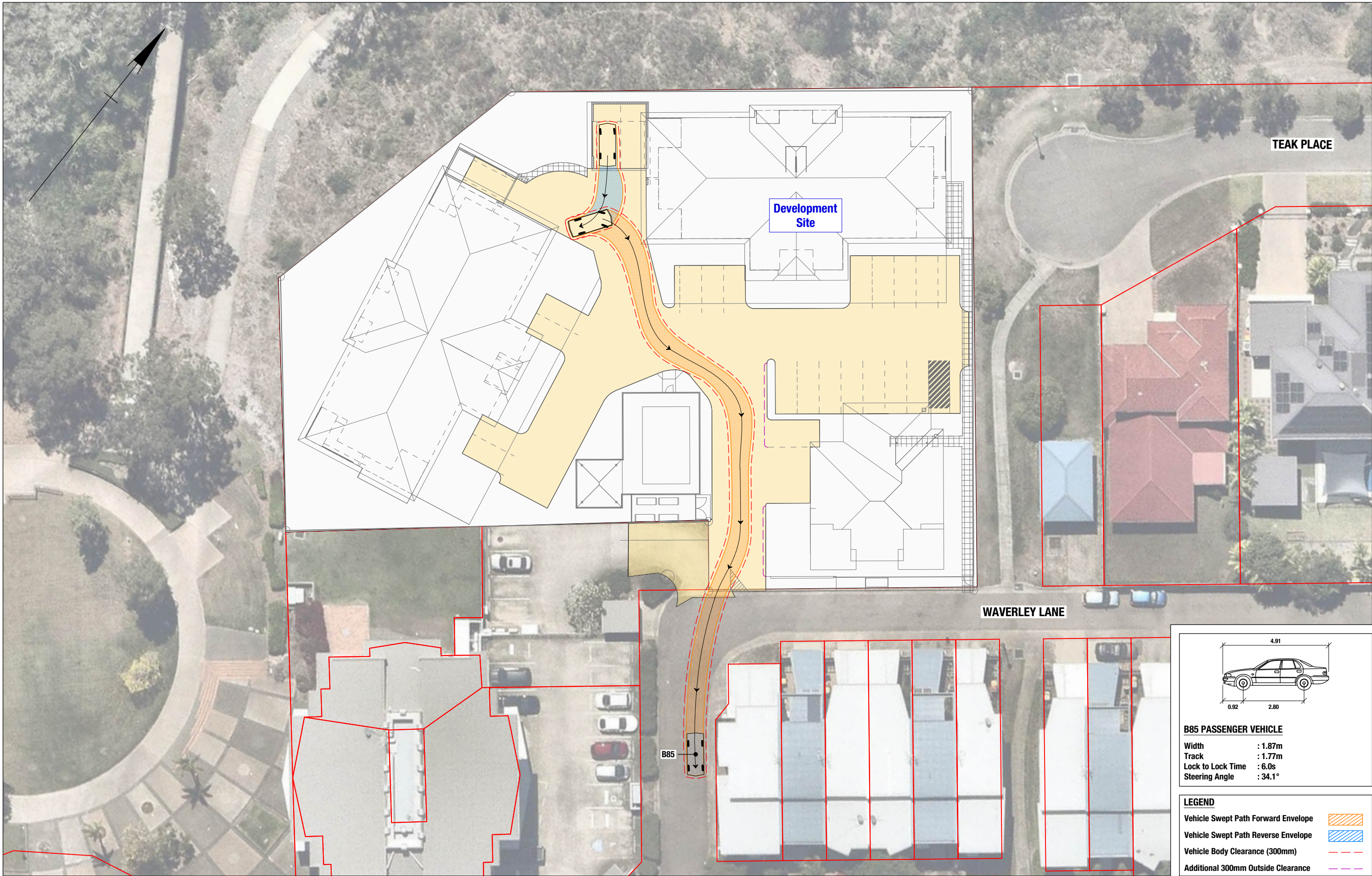
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B85 PASSENGER VEHICLE  
ENTRY INTO PARKING SPACE**

Project No.  
**50969** Issue Date  
**09/06/25**

Drawing No.  
**50969-SP003-A**

Series No. 3 of 10





**B85 PASSENGER VEHICLE**

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

**LEGEND**

Vehicle Swept Path Forward Envelope	
Vehicle Swept Path Reverse Envelope	
Vehicle Body Clearance (300mm)	
Additional 300mm Outside Clearance	

**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

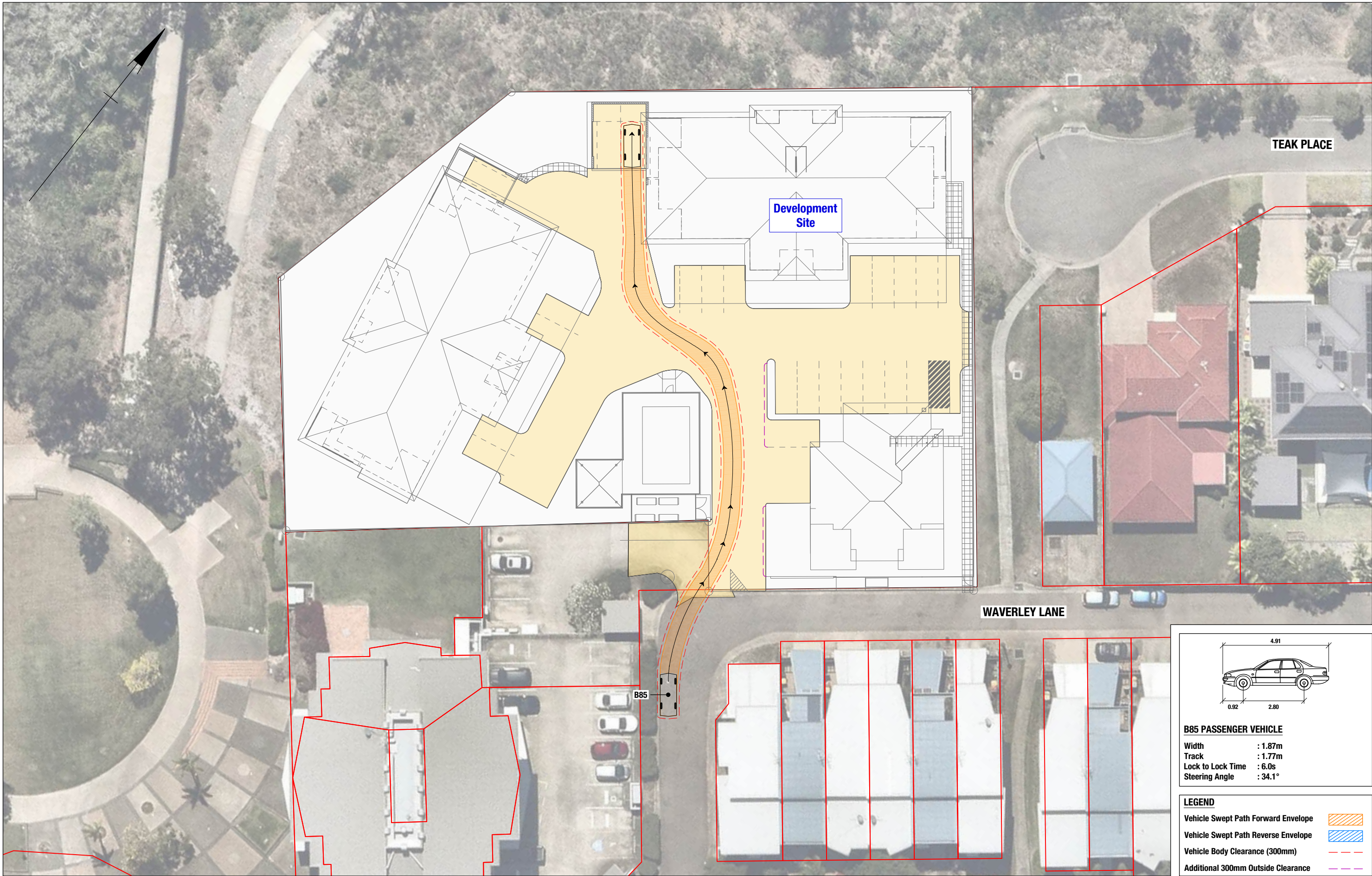
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B85 PASSENGER VEHICLE  
EXIT FROM DEVELOPMENT SITE**

Project No.  
**50969** Issue Date  
**09/06/25**

Drawing No.  
**50969-SP004-A**

Series No. 4 of 10





**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

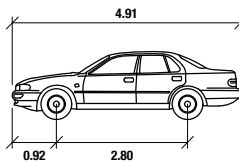
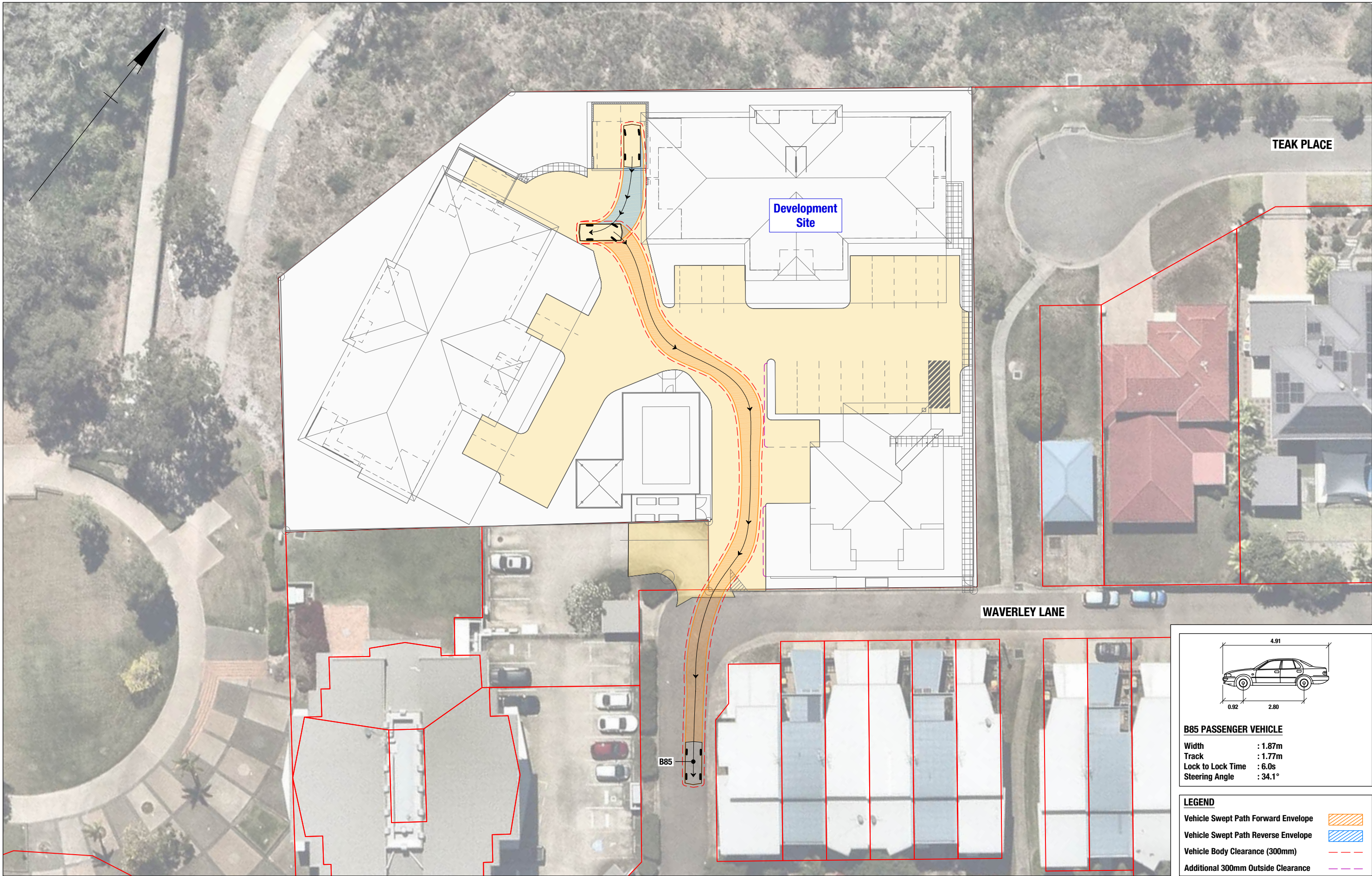
**SWEPT PATH ASSESSMENT  
B85 PASSENGER VEHICLE  
ENTRY INTO PARKING SPACE**

Project No.  
**50969** Issue Date  
**09/06/25**

Drawing No.  
**50969-SP005-A**

Series No. 5 of 10





**B85 PASSENGER VEHICLE**

Width	: 1.87m
Track	: 1.77m
Lock to Lock Time	: 6.0s
Steering Angle	: 34.1°

**LEGEND**

Vehicle Swept Path Forward Envelope	
Vehicle Swept Path Reverse Envelope	
Vehicle Body Clearance (300mm)	
Additional 300mm Outside Clearance	

**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

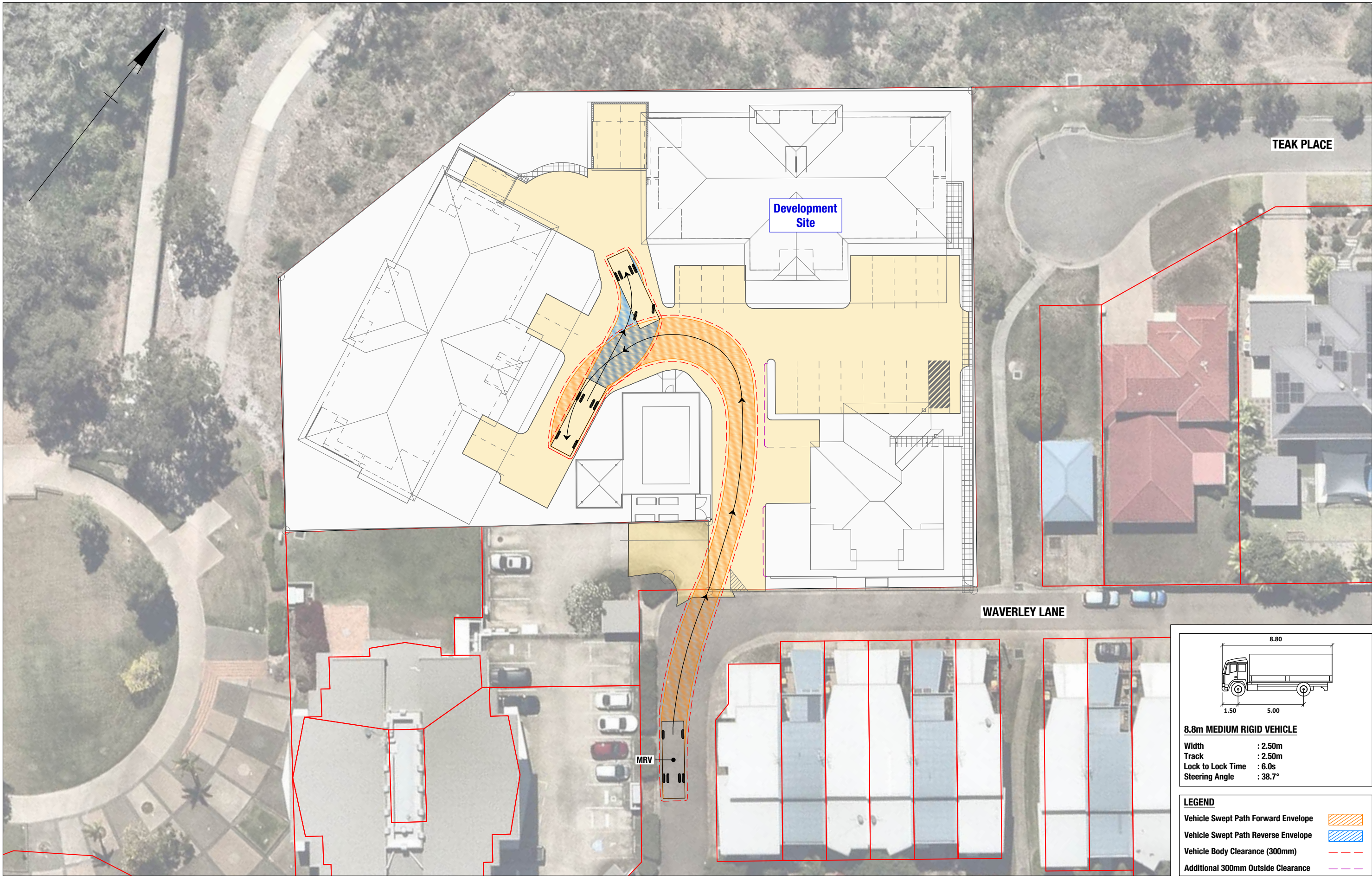
**SWEPT PATH ASSESSMENT  
B85 PASSENGER VEHICLE  
EXIT FROM DEVELOPMENT SITE**

Project No.  
**50969** Issue Date  
**09/06/25**

Drawing No.  
**50969-SP006-A**

Series No. 6 of 10





**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

**SWEEP PATH ASSESSMENT**  
**8.8m MEDIUM RIGID VEHICLE**  
**ENTRY INTO DEVELOPMENT SITE**

Project No.  
**50969**

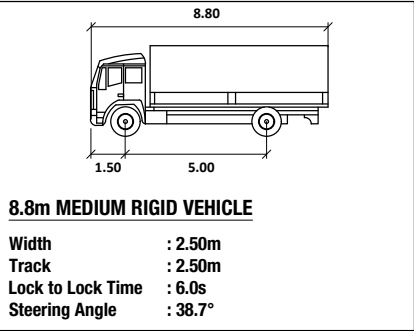
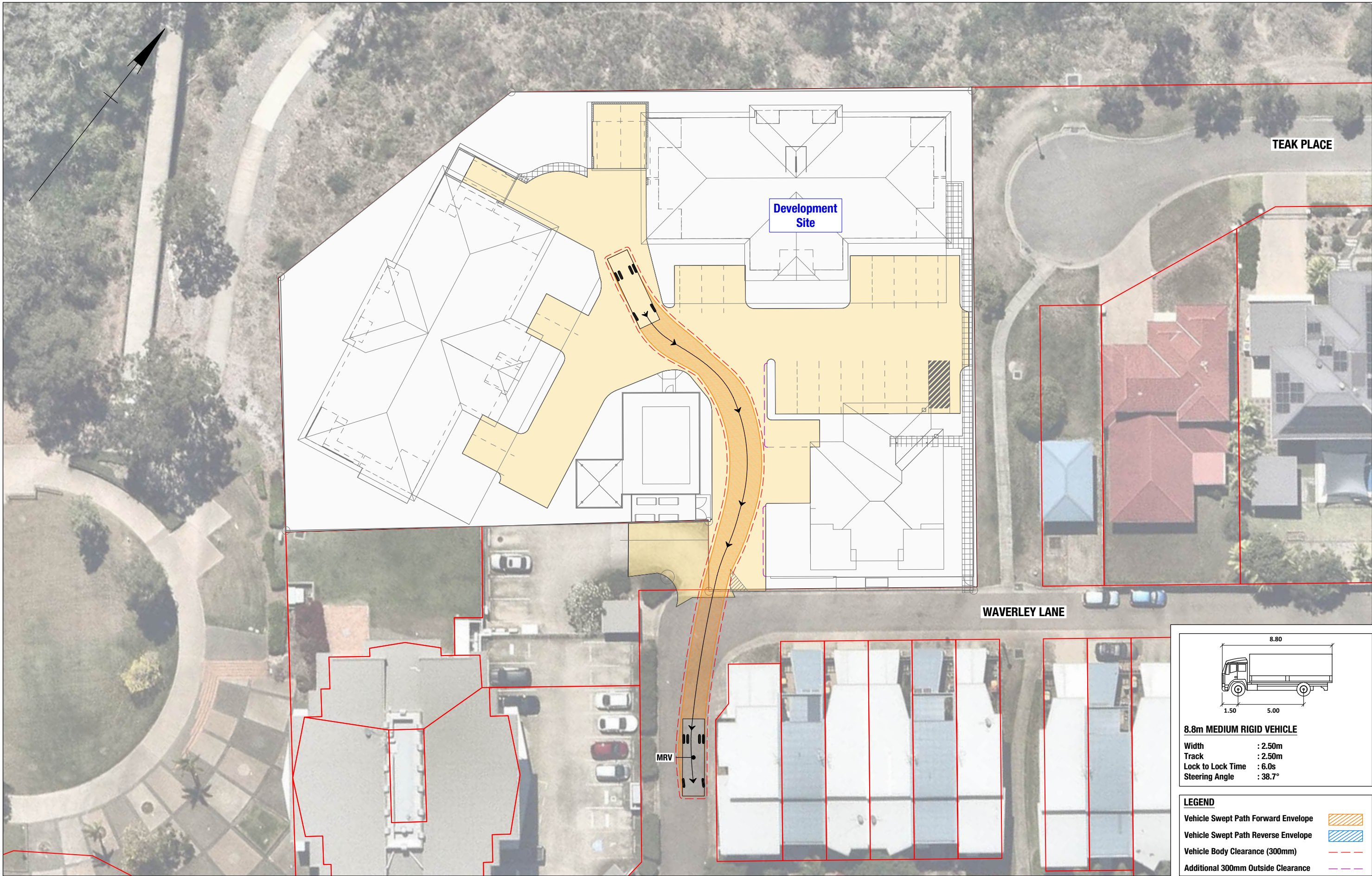
Issue Date  
**09/06/25**

Drawing No.

**50969-SP007-A**

Series No. 7 of 10





LEGEND	
Vehicle Swept Path Forward Envelope	
Vehicle Swept Path Reverse Envelope	
Vehicle Body Clearance (300mm)	
Additional 300mm Outside Clearance	

**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

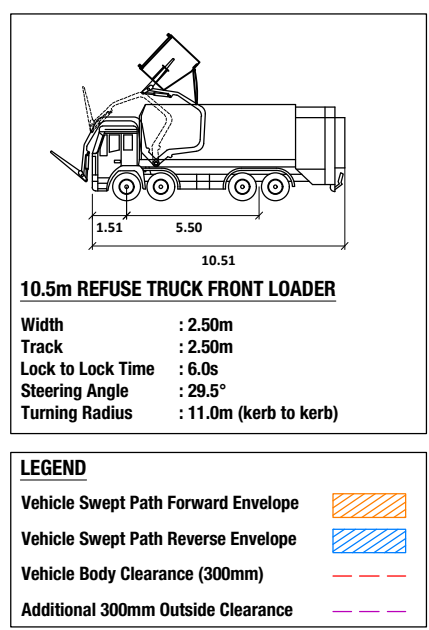
**SWEEP PATH ASSESSMENT**  
**8.8m MEDIUM RIGID VEHICLE**  
**EXIT FROM DEVELOPMENT SITE**

Project No.  
**50969** Issue Date  
**09/06/25**

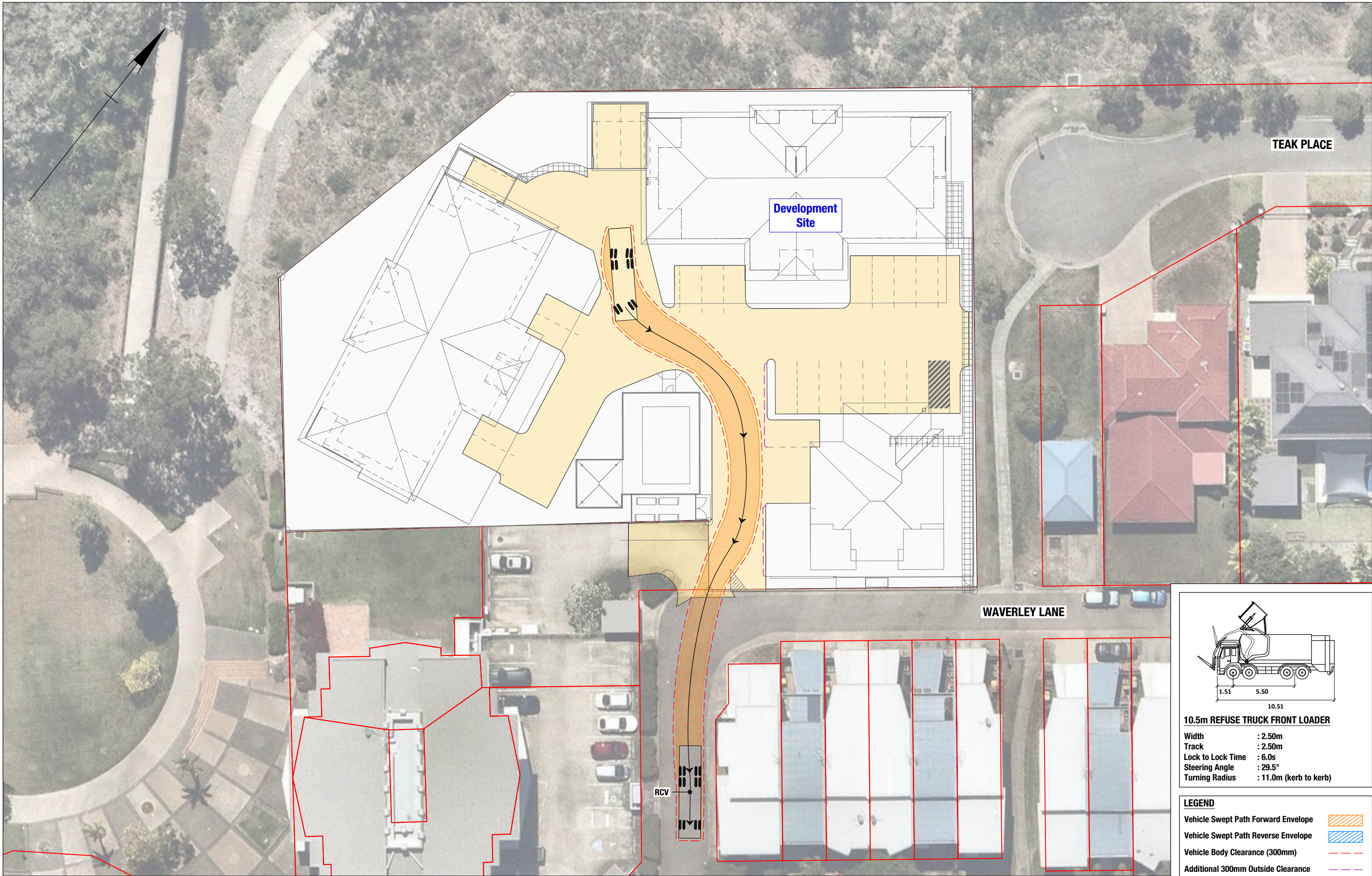
Drawing No.  
**50969-SP008-A**

Series No. 8 of 10









**GELEON**

ABN 58 668 001 303  
Suite 12, Level 1, 3029 The Boulevard  
Emerald Lakes, Carrara  
PO Box 454 Nerang Qld 4211  
tel +61 7 5594 4473

0 2 4 6 8m

12-14 WAVERLEY LANE, DOUGLAS  
PROPOSED MULTIPLE DWELLING DEVELOPMENT

**SWEPT PATH ASSESSMENT**  
**10.5m REFUSE COLLECTION VEHICLE**  
**EXIT FROM DEVELOPMENT SITE**

Project No.  
**50969**

Issue Date  
**09/06/25**

Drawing No.

**50969-SP010-A**

Series No. 10 of 10



## Appendix D      Development code responses



## 9.3.5 Transport Impact, Access and Parking Code

Performance outcomes	Acceptable outcomes	Comment
<b>Transport impact</b>		
<b>P01</b> The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy.	<b>AO1</b> No acceptable outcome is nominated.	<b>COMPLIES WITH P01.</b> Refer to <b>Section 3.0</b> of Geleon Traffic and Transport Assessment report <b>50969-RP01-A</b> which presents the findings of a traffic impact assessment on the external road network.
<b>P02</b> Development does not compromise the orderly provision or upgrading of the transport network.	<b>AO2</b> No acceptable outcome is nominated.	<b>COMPLIES WITH P02.</b> Refer to <b>Section 3.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> which presents the findings of a traffic impact assessment on the external road network.
<b>P03</b> On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.	<b>AO3</b> No acceptable outcome is nominated.	<b>COMPLIES WITH P03.</b> Refer to <b>Section 3.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> which presents the findings of a traffic impact assessment on the external road network.
<b>Site access</b>		
<b>P04</b> As far as practicable, development is designed to encourage travel by public transport, walking and cycling.	<b>AO4</b> No acceptable outcome is nominated.	<b>COMPLIES WITH P03.</b> Footpath connectivity is provided from the Waverley Lane road frontage into the development site separate to the vehicle access (refer to the plans of development).
<b>P05</b> Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; (c) the function and characteristics of the access road and adjoining road network; and (d) the safety and efficiency of the road network.	<b>AO5</b> Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	<b>COMPLIES WITH AO5.</b> The development proposes access from Waverley Lane via the existing vehicle crossing located on Easement B on SP159422. For further details in relation to the location and form of the proposed driveway, refer to <b>Section 5.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .

Performance outcomes	Acceptable outcomes	Comment
<b>P06</b>  Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	<b>AO6</b>  No acceptable outcome is nominated.	<b>COMPLIES WITH P06.</b>  Footpath connectivity is provided from the Waverley Lane road frontage into the development site separate to the vehicle access (refer to the plans of development).
<b>P07</b>  Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.	<b>AO7</b>  Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings	<b>COMPLIES WITH AO7.</b>  The development proposes access from Waverley Lane via the existing vehicle crossing located on Easement B on SP159422.  For further details in relation to the location and form of the proposed driveway, refer to <b>Section 5.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .
<b>P08</b>  All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.	<b>AO8</b>  Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	<b>COMPLIES WITH AO8.</b>  The development proposes access from Waverley Lane via the existing vehicle crossing located on Easement B on SP159422.  For further details in relation to the location and form of the proposed driveway, refer to <b>Section 5.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .
<b>P09</b>  A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	<b>AO9</b>  Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	<b>COMPLIES WITH AO9</b>  The development proposes access from Waverley Lane via the existing vehicle crossing located on Easement B on SP159422.  For further details in relation to the location and form of the proposed driveway, refer to <b>Section 5.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .
<b>P010</b>  Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	<b>AO10</b>  Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.	<b>COMPLIES WITH AO10</b>  The development proposes access from Waverley Lane via the existing vehicle crossing located on Easement B on SP159422.  For further details in relation to the location and form of the proposed driveway, as well as proposed service vehicle requirements refer to <b>Section 5.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .



Performance outcomes	Acceptable outcomes	Comment
<b>PO11</b>  A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.	<b>AO11</b>  Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways.	<b>COMPLIES WITH AO11</b>  The development proposes access from Waverly Lane via the existing vehicle crossing located on Easement B on SP159422.  For further details in relation to the location and form of the proposed driveway, refer to <b>Section 5.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b>
<b>PO12</b>  Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.	<b>AO12</b>  Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings.	<b>COMPLIES WITH AO12</b>  The development proposes access from Waverly Lane via the existing vehicle crossing located on Easement B on SP159422.  For further details in relation to the location and form of the proposed driveway, refer to <b>Section 5.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b>
<b>PO13</b>  All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.	<b>AO13</b>  Access is provided in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 - SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a three-point turn.	<b>COMPLIES WITH AO13</b>  Servicing is proposed to be undertaken by an 8.8m Medium Rigid Vehicle (MRV) and a Front Loader Refuse Collection Vehicle (RCV). MRV and RCV service vehicles will stand on-site within the internal car park to service the development site.  For further details in this regard, refer to the plans of development and <b>Section 5.3</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .
<b>Pedestrian and cyclist facilities</b>		
<b>PO14</b>  Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.	<b>AO14</b>  No acceptable outcome is nominated.	<b>COMPLIES WITH PO14</b>  Footpath connectivity is provided from the Waverly Lane road frontage into Lot 01 of the development site separate to the vehicle access (refer to the plans of development).
<b>PO15</b>  Provision is made for safe and convenient cycle movement to the site and within the site and connecting to the external network	<b>AO15</b>  No acceptable outcome is nominated.	<b>COMPLIES WITH PO15</b>

Performance outcomes	Acceptable outcomes	Comment
having regard to desire lines, users' needs, safety, topographical constraints and legibility.		Footpath connectivity is provided from the Waverley Lane road frontage into the development site separate to the vehicle access (refer to the plans of development).
<b>PO16</b>  Parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: <ul style="list-style-type: none"> <li>(a) provision of opportunities for casual surveillance;</li> <li>(b) provision of lighting;</li> <li>(c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines;</li> <li>(d) minimising potential concealment points and assault locations;</li> <li>(e) minimising opportunities for graffiti and other vandalism; and</li> <li>(f) restricting unlawful access to buildings and between buildings.</li> </ul>	<b>AO16</b>  No acceptable outcome is nominated.	<b>COMPLIES WITH PO16</b>  The development will be designed at the detailed design stage to comply with these requirements.
<b>Parking</b>		
<b>PO17</b>  <b>Provision is made for on-site vehicle parking to:</b> <ul style="list-style-type: none"> <li>(a) meet the demand likely to be generated by the development; and</li> <li>(b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</li> </ul>	<b>AO17</b>  Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.	<b>COMPLIES WITH AO17</b>  The total car parking requirement for the development is 66 car parking spaces comprising seven residential spaces for Block A, 26 residential spaces for Block B, 26 residential spaces for Block C and seven visitor spaces. The development provides a total of 66 car parking spaces comprising five residential spaces for Block A, 21 residential spaces for Block B, 22 residential spaces for Block C, 11 outdoor residential spaces and seven freely accessible visitor spaces.  For further details in this regard, refer to the plans of development, and <b>Section 4.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .
<b>PO18</b>  Parking ensures access is provided for people with disabilities.	<b>AO18</b>  Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.4 Car Parking.	<b>COMPLIES WITH AO18</b>  In accordance with NCC requirements, no PWD parking is required for a multiple dwelling development. Therefore, no PWD parking has been provided.



Performance outcomes	Acceptable outcomes	Comment
		For further details in this regard, refer to <b>Section 4.0</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .
<b>PO19</b>  Where the nature of the proposed development creates a demand, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle, which: <ul style="list-style-type: none"> <li>(a) are safe for pedestrians and vehicles;</li> <li>(b) are conveniently connected to the main component of the development by pedestrian pathway; and</li> <li>(c) provide for pedestrian priority and clear sight lines.</li> </ul>	<b>AO19</b>  No acceptable outcome is nominated.	<b>Not applicable.</b>
<b>PO20</b>  Parking and servicing areas are designed to: <ul style="list-style-type: none"> <li>(a) be clearly defined, marked and signed;</li> <li>(b) be convenient and accessible;</li> <li>(c) minimise large unbroken areas of hardstand to the extent practicable;</li> <li>(d) be safe for vehicles, pedestrians and cyclists;</li> <li>(e) provide shading;</li> <li>(f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and</li> <li>(g) minimise any adverse impacts on the amenity of surrounding land.</li> </ul>	<b>AO20</b>  No acceptable outcome is nominated.	<b>Complies with PO20</b>  The car parking design for the proposed development has been undertaken generally in accordance with Australian Standard <i>AS2890.1 – Parking Facilities</i> .  Refer to the plans of development, <b>Section 4.4</b> and <b>Section 5.3</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .
<b>PO21</b>  Vehicle spaces have adequate dimensions to meet user requirements.	<b>AO21</b>  Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 — SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	<b>Complies with AO21</b>  The car parking design for the proposed development has been undertaken generally in accordance with Australian Standard <i>AS2890.1 – Parking Facilities</i> .  Refer to the plans of development and <b>Section 4.4</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .

Performance outcomes	Acceptable outcomes	Comment
<b>PO22</b> Pavement is constructed to an appropriate standard.	<b>AO22</b> No acceptable outcome is nominated.	<b>COMPLIES WITH PO22</b> The development will be designed at the detailed design stage to comply with this requirement.
<b>PO23</b> Parking and servicing areas are kept accessible and available for use as a parking area at all times during the normal business hours of the activity.	<b>AO23</b> No acceptable outcome is nominated	<b>COMPLIES WITH PO23</b> The development will comply with this requirement.
<b>PO24</b> Visitor parking for accommodation activities remains accessible and useable to visitors at all times.	<b>AO24</b> No acceptable outcome is nominated	<b>COMPLIES WITH PO24</b> The development will comply with this requirement.
<b>PO25</b> Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring way finding technologies and aesthetic treatments are provided.	<b>AO25</b> No acceptable outcome is nominated	<b>Not applicable.</b>
<b>Servicing</b>		
<b>PO26</b> Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: <ul style="list-style-type: none"> <li>(a) are adequate to meet the demands generated by the development;</li> <li>(b) are able to accommodate the design service vehicle requirements; and</li> <li>(c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.</li> </ul>	<b>AO26</b> Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	<b>Complies with AO20</b> Servicing is proposed to be undertaken by an 8.8m Medium Rigid Vehicle (MRV). The development site provides suitable standing area within the development site. Refer to the plans of development and <b>Section 5.3</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b> .
<b>PO27</b> Refuse collection vehicles are able to safely access on-site refuse collection facilities.	<b>AO27</b> Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme	<b>COMPLIES WITH AO27</b>

Performance outcomes	Acceptable outcomes	Comment
	policy no. SC6.4 – SC6.4.22 Waste Management, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	<p>The development site provides suitable space for a RCV to perform a turn around manoeuvre to enter and exit the development site in a forward gear.</p> <p>For further details in this regard, refer to <b>Section 5.3</b> and <b>Appendix C</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b></p>
<p><b>PO28</b></p> <p>Servicing arrangements minimise any adverse impact on the amenity of premises in the vicinity, having regard to operating hours, noise generation, proximity to sensitive uses, odour generation and dust.</p>	<p><b>AO28</b></p> <p>No acceptable outcome is nominated</p>	<p><b>Complies with PO28</b></p> <p>Servicing is proposed to be undertaken by an 8.8m Medium Rigid Vehicle (MRV). The development site provides suitable standing area within the development site.</p> <p>Refer to the plans of development and <b>Section 5.3</b> of Geleon Traffic and Transport Assessment Report <b>50969-RP01-A</b>.</p>





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# Attachment 7

MADDEN  
Landscape Architects Pty Ltd  
Sunshine Coast  
M: 0407 632833  
Email: lawre@bigpond.net.au

**DESIGN INTENT Landscape Works:**  
The proposed development site occupies a prominent location on the banks of the Ross River in close proximity to the riverside walkway, Riverview Tavern and Federation footbridge. It is surrounded by a mixture of single/two storey homes and/or townhouses and Edgewater Apartments, a 5 storey building containing apartments and retail/office spaces. These existing apartments are similar in height, mass and density to this proposed development.  
The site (and proposed development) is/will be highly visible to all these surrounding land uses though the strip of existing riparian vegetation along the banks of the Ross River will effectively screen much of the development from the other side of the river.  
The proposed landscape works are intended to reflect the site's usage as a unit development with a swimming pool as well as the site's surroundings and location. The works will consist of:  
**screen planting** (mixed height canopy) along all boundaries where space permits - planting to these areas will be predominantly native plants reflecting the character of the existing and adjacent native riparian planting and is intended to somewhat reduce the mass of the buildings and better integrate the site with its surroundings;  
**turfed areas** where planting is not required to provide a useable surface and prevent erosion;  
**planting beds** to the many small and narrow areas around the buildings where turf will not grow due to a lack of sunlight;  
**colourful plantings** - a mixture of native trees and exotic shrubs/groundcovers - around the swimming pool for privacy and as a colourful element in the "landscape";  
**concrete path links** - decorative, coloured concrete suggested - from the buildings to Waverley lane where shown on the plans and with a possible pedestrian path link from a small turf lane courtyard to the riverside walkway to allow residents quick and easy access (better connectivity) to the riverside walks, Tavern and Federation footbridge;  
**informal path links** - stepping stones - to provide informal pedestrian connections from car parking areas to the units which are accessed via the undercover car parking areas;  
**maintenance "paths"** - a gravel or similar surface - to provide access for maintenance staff around the buildings where possible.  
**Plant species** to be used on the development site are shown on **Sheet 4** but typically the species proposed are predominantly native trees, shrubs and groundcovers though some exotic, colourful plants can/will be used to feature areas around the swimming pool (and gazebo), building entries and the like;  
**Furniture elements** - seats, gazebo, tables/seats - are proposed to the swimming pool surrounds with some seats provided to other turf areas to allow residents to sit outside in the "landscape".

legend	
	turfed areas typically green couch on a topsoil layer
	planting beds typically a mixture of shrubs and groundcovers with trees for shade and/or screening - mowing edge to turf areas
	decorative paving typically coloured, exposed aggregate concrete or similar
	stone mulch paths stone mulch areas where planting/turf is not required and to provide a maintenance access "path" for personnel
	stepping stone minor path precast concrete pavers for a minor pedestrian path thru planting beds for residents, visitors and maintenance personnel
	tree and palm planting refer to "Suggested Plant Species" schedule on Sheet 4

**notes -**  
landscape works shown on this plan are indicative only and may change at detailed design/OP Works stage subject to Council conditions, detailed architectural and engineering designs and budgetary considerations. areas of planting are shown for illustrative purposes only and do not necessarily represent plant densities which will be detailed more fully at OP Works stage.

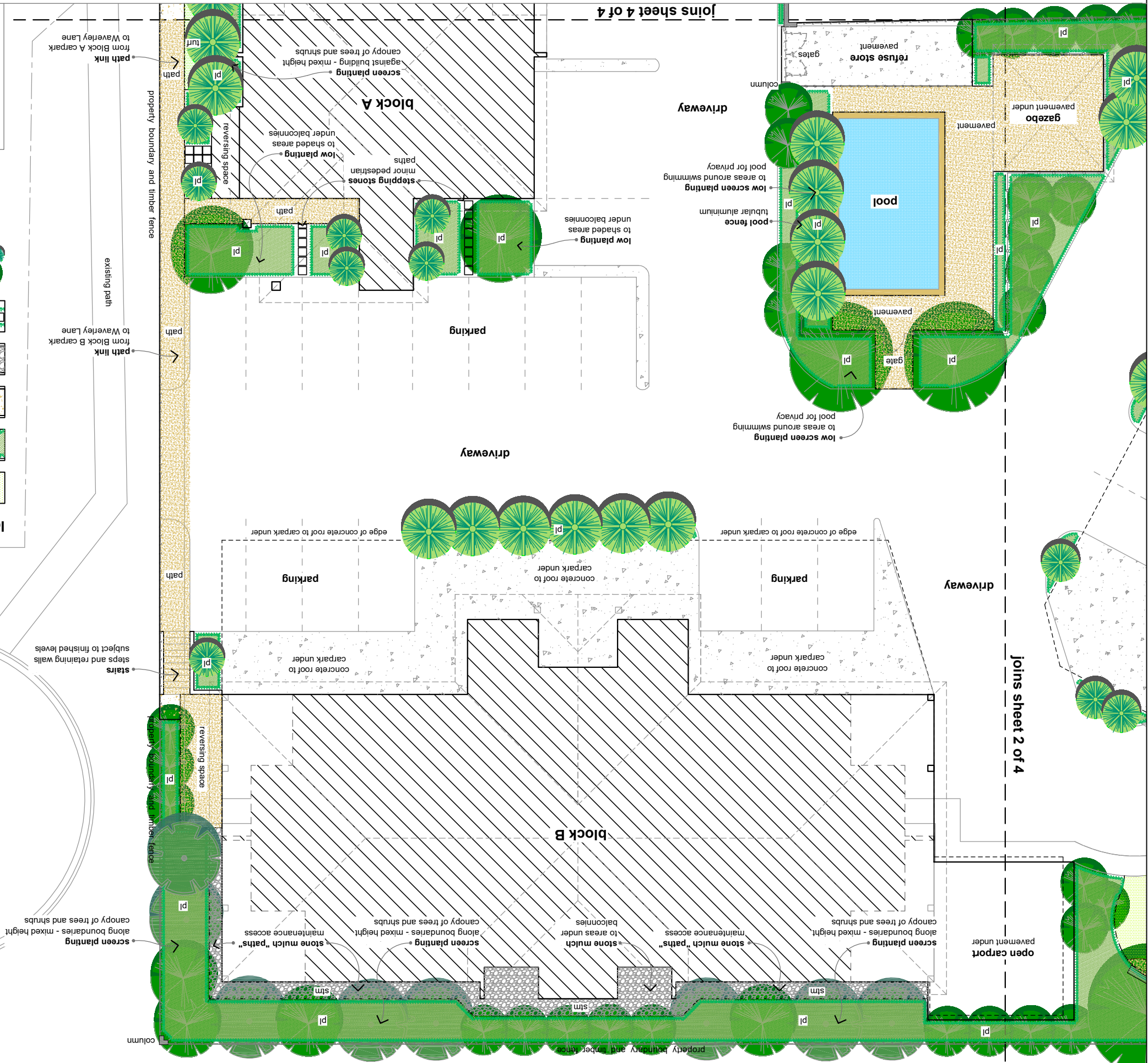




PROPOSED MULTIPLE DWELLINGS  
2-14 Waverley Lane, Douglas, Townsville  
dwg. no. LCP-OP-006/03  
May 2025  
Landscape Concept Plan - Sheet 3 of 4

- legend**
- turfed areas  
typically green couch on a topsoil layer
  - planting beds  
for shade and/or screening - moving edge to turf areas
  - decorative paving  
typically coloured, exposed aggregate concrete or similar
  - stone mulch paths  
stone mulch areas where planting/turf is not required and to provide a maintenance access "path" for personnel
  - stepping stone minor path  
precast concrete pavers for a minor pedestrian path thru planting beds for residents, visitors and maintenance personnel
  - tree and palm planting  
refer to "Suggested Plant Species" schedule on Sheet 4

**notes -**  
landscape works shown on this plan are indicative only and may change at detailed design/OP Works stage subject to Council conditions, detailed architectural and engineering designs and budgetary considerations; areas of planting are shown for illustrative purposes only and do not necessarily represent plant densities which will be detailed more fully at OP Works stage.

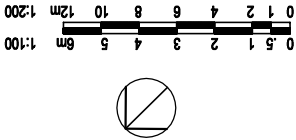




# PROPOSED MULTIPLE DWELLINGS

## 2-14 Waverley Lane, Douglas, Townsville

### Landscape Concept Plan - Sheet 4 of 4



#### tree and palm planting

refer to "Suggested Plant Species" schedule on this Sheet



#### stepping stone minor path

beds for residents, visitors and maintenance personnel  
precast concrete pavers for a minor pedestrian path thru planting



#### stone mulch paths

stone mulch areas where planting/turf is not required and to  
provide a maintenance access "path" for personnel



#### decorative paving

typically coloured, exposed aggregate concrete or similar



#### planting beds

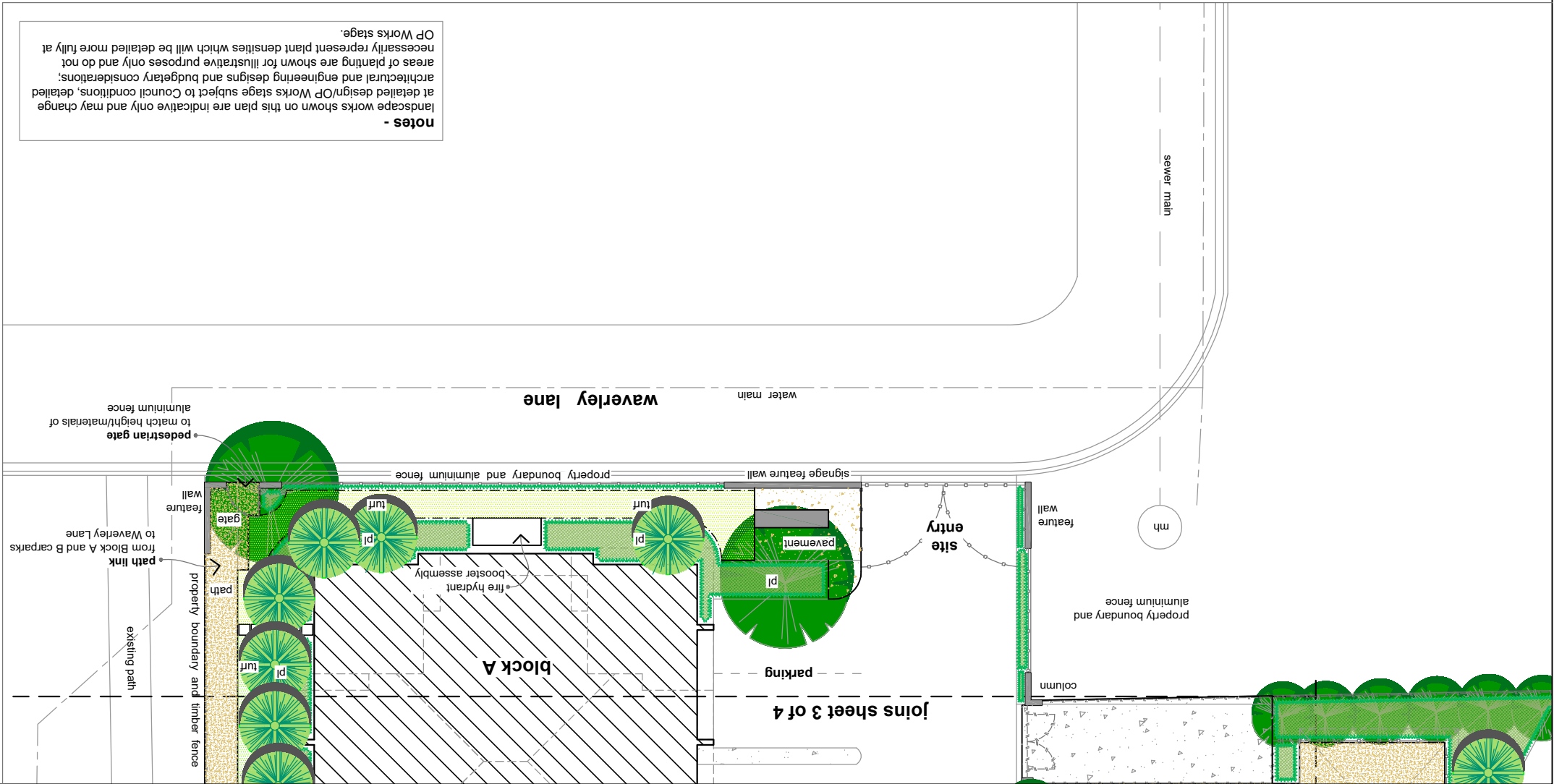
typically a mixture of shrubs and groundcovers with trees  
for shade and/or screening - mowing edge to turf areas



#### turfed areas

typically green couch on a topsoil layer

#### legend



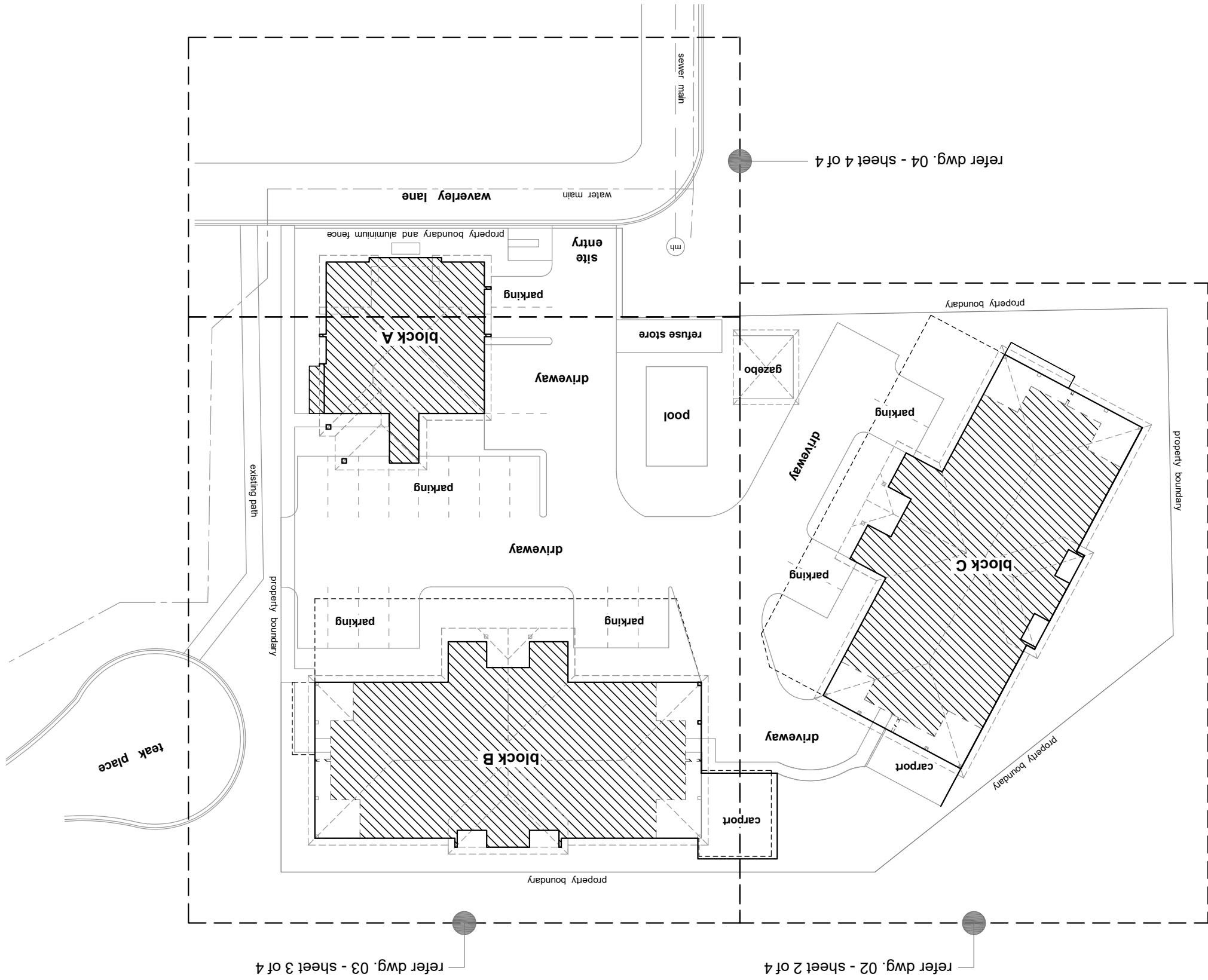
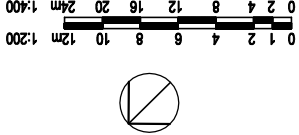
**notes -**  
landscape works shown on this plan are indicative only and may change at detailed design/OP Works stage subject to Council conditions, detailed architectural and engineering designs and budgetary considerations;  
areas of planting are shown for illustrative purposes only and do not necessarily represent plant densities which will be detailed more fully at OP Works stage.

- Groundcovers**  
AUSTROMYRTUS dulcis  
CASUARINA glauca prostrate  
DIANELLA species (caerulea, Silver Border  
GARDEINIA radicans  
LIRIOPE species (green, white, variegated)  
LOMANDRA hystrix  
OPHIOPOGON species  
PHILODENDRON xanadu  
PHYLLANTHUS multiflorus  
RHODODENDRON xanadu  
RHODODENDRON xanadu  
TRACHELOSPERMUM italicum  
VIOLA hederacae
- Accent Plants**  
CODIAEUM species (crotons)  
CORDYLIN species  
RUSSELLIA species (Firecracker, Lemon Falls)  
SPATHYPHYLLUM Peace Lily  
STRELLITZEA reginae  
YUCCA desmetiana

- Shrubs**  
ACALYPHA species (dwarf)  
ACMENA Allyn Magic  
CALLISTEMON species (Great Balls of Fire, Captain Cook, Wildfire, Mauve Mist)  
HIBISCUS species (Roseflake)  
IXORA species (Coral Fire, Malay Pink, dwarf red/yellow/pink etc)  
MELALEUCA species (Claret Tops, Snowstorm, Snowfire)  
MICHELIA figo  
NANDINA domestica  
PHYLLANTHUS cuscutiflorus  
RADERMACHERA Summersonii  
RAPHILOPIS species (Springtime, pink etc)  
SYZYGIUM species (Aussie Southern and Boomer, Hinterland Gold)  
XANTHESTEMON species (Fairhill Gold, Little Goldie)
- Trees**  
ACMENA hemilampra  
BUCKINGHAMIA celissima  
FRAXUS griffithii  
GREVILLEA bailyana  
CORYMBIA / EUCALYPTUS species (platyphylia, tereticornis, tessellaris)  
MELALEUCA species (leucadendra, viridiflora)  
MILLETIA pinnata  
MIMUSOPS elengi  
NAUCLEA orientalis  
STERCULIA quadrifida  
SYZYGIUM species (corniflorum, forte)  
TABERBUA species (pallida, palmieri)  
WATERHUSIA floribundum  
XANTHESTEMON chrysanthus
- Palms**  
ARCHONTOPOHOENIX alexandriae  
LIVISTONIA australis

**PROPOSED PLANT SPECIES LIST**  
The following lists of plant species is intended to indicate the type and style of plants to be used throughout the proposed development. They can be typically described as tropical plants (a mix of native and non native species) which are known to grow well in Townsville's climate and soils provided they are watered adequately during periods of dry weather. The list is not intended to be exhaustive, not all plants listed may be used and other plants of a similar character may be used at the detailed design/OP Works stage. Note that should an irrigation system not be included in the works then less non native (exotic) plants will be used.  
Typically native trees/shrubs will be used to the perimeter of the development, particularly to the boundaries facing the Ross River. However the use of large trees to these areas may be restricted somewhat due to the lack of space and/or close proximity to buildings. The use of colourful flowering native/exotic plants (trees, shrubs, groundcovers) will generally be restricted to more internal areas of the development, including to the pool surrounds and Waverley Street frontage. It is not intended to use large numbers of palms but where used will be planted in small clumps and mostly to internal areas of the site.

PROPOSED MULTIPLE DWELLINGS  
2-14 Waverley Lane, Douglas, Townsville  
dwg. no. LCP-OP-L-006/01  
May 2025  
Landscape Concept Plan - Site Plan (Sheet 1 of 4)







# Attachment 8

# 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)	Opulence Builders Group C/- Northpoint Planning
Contact name (only applicable for companies)	Mary McCrathy
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	<a href="mailto:hello@northpointplanning.com.au">hello@northpointplanning.com.au</a> mary@northpointplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP24.257
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

#### 3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**  
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		12-14	Waverley Lane	Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	999	SP159422	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		237-239	Waverley Lane	Douglas
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		0	SP177536	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):



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

#### 5) Are there any existing easements over the premises?

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

#### 6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use – Multiple Dwelling (34 Units)

e) Relevant plans

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

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

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

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

**6.3) Additional aspects of development**

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

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

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

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

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

**Division 1 – Material change of use**

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

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

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Multiple Dwelling	Multiple Dwelling	34	3,455

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

- ☐ Yes
- ☒ No

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

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

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

**Division 2 – Reconfiguring a lot**

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

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

--

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

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

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

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

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

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

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

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <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?

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland  
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No



## 23) Further legislative requirements

### Environmentally relevant activities

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

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

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

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

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

### Hazardous chemical facilities

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

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

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

### Clearing native vegetation

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

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

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

### Environmental offsets

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

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

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

### Koala habitat in SEQ Region

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

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

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

### Water resources

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

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

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

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

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

### Waterway barrier works

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

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

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

### Marine activities

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

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

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

### Quarry materials from a watercourse or lake

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

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

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

### Quarry materials from land under tidal waters

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

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

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

### Referable dams

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

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

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

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

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

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

☒ No

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

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

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

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

☒ No

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

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

Name of the heritage place:		Place ID:	
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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	



# Attachment 9

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50557317</b>	<b>Search Date:</b>	18/06/2025 13:44
<b>Date Title Created:</b>	07/06/2005	<b>Request No:</b>	52274085
<b>Previous Title:</b>	50556778		

**LAND DESCRIPTION**

COMMON PROPERTY OF EDGE WATER COMMUNITY TITLES SCHEME 34035

COMMUNITY MANAGEMENT STATEMENT 34035

Local Government: TOWNSVILLE

**REGISTERED OWNER**

Dealing No: 708698179 31/05/2005

BODY CORPORATE FOR EDGE WATER COMMUNITY TITLES  
SCHEME 34035

NORTHERN BODY CORPORATE MANAGEMENT  
PO BOX 1595  
THURINGOWA CENTRAL QLD 4817

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10469224 (POR 148)
2. EASEMENT No 706979916 11/09/2003 at 15:46  
burdening the land to  
LOT 999 ON SP159422 OVER  
EASEMENT B ON SP159422
3. EASEMENT IN GROSS No 707984963 18/08/2004 at 16:04  
burdening the land  
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062  
over  
EASEMENT D ON SP169641
4. BUILDING MANAGEMENT STATEMENT No 708698080 31/05/2005 at 09:28  
benefiting and burdening the lot
5. REQUEST FOR NEW CMS No 723634430 30/10/2024 at 06:40  
New COMMUNITY MANAGEMENT STATEMENT 34035  
COMMERCIAL MODULE

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Corrections have occurred - Refer to Historical Search  
Caution - Charges do not necessarily appear in order of priority  
\*\* End of Current Title Search \*\*





# Attachment 10

# Subject Site and Surrounds

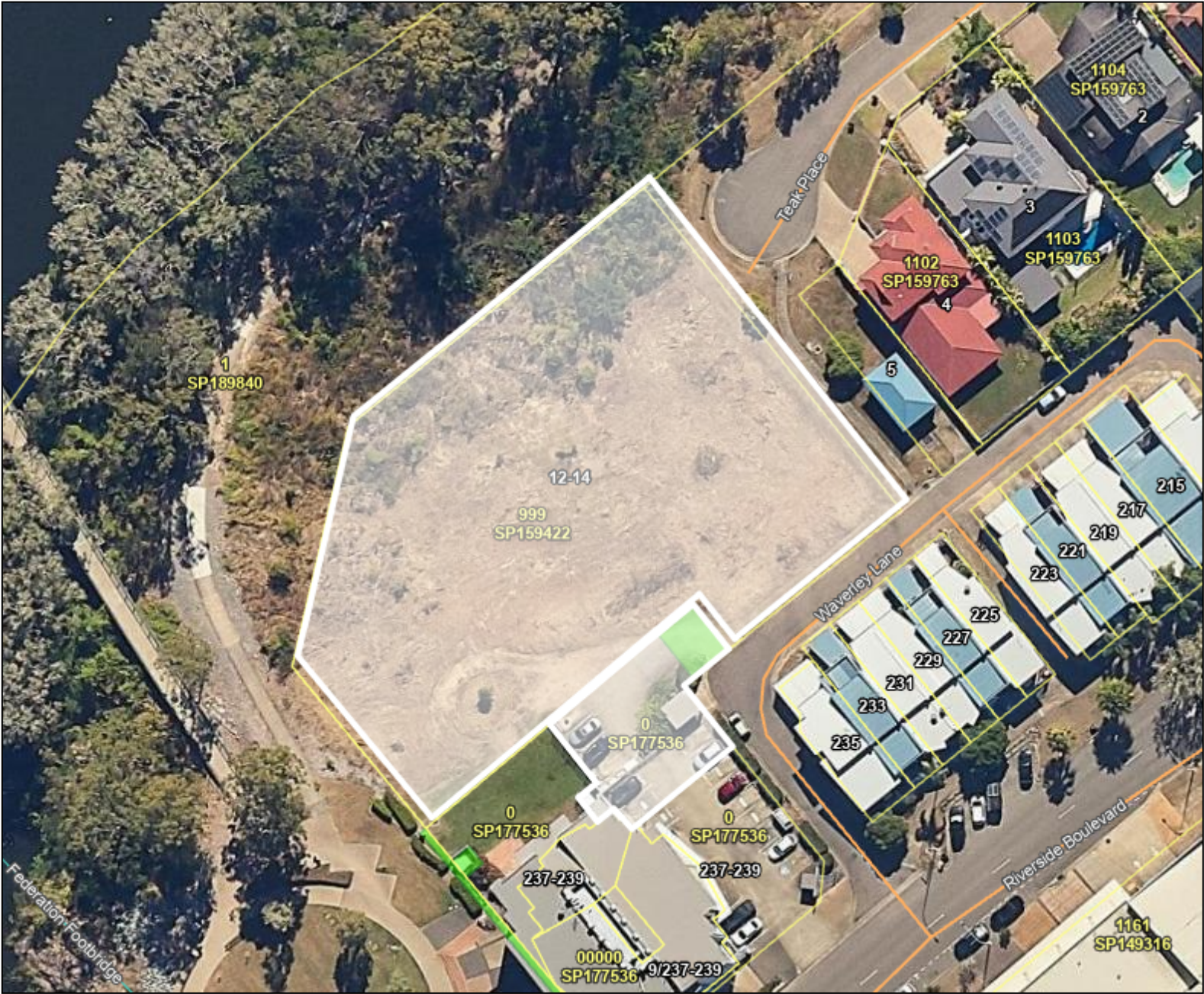
12-14 and 237-239 Waverley Lane | Lot 999 on SP159422 and Lot 0 on SP177536

19°18'58"S 146°44'12"E

19°18'58"S 146°44'18"E



Legend located on next page



19°19'3"S 146°44'12"E

19°19'3"S 146°44'18"E



Scale: 1:845

Printed at: A4

Print date: 18/6/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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

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**Queensland Government**

Department of Natural Resources and Mines,  
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