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**To:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Cc:** "Meredith Hutton" <meredith@northpointplanning.com.au>  
**Subject:** NP24.257 - Lodgement of Development Application - Material Change of Use - Multiple Dwelling (34 Units) at 12-14 Waverley Lane, Douglas  
**Attachments:** ONP24.257 - Development Application.pdf

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Good Afternoon,

On behalf of Meredith Hutton please see attached correspondence in relation to the lodgement of the following development application for a Material Change of Use - Multiple Dwelling (34 Units), located at 12-14 Waverley Lane, Douglas.

Please do not hesitate to contact either Meredith or myself if there is anything we can help Council with during assessment.

Thanks very much, I look forward to hearing from you soon to confirm payment details.

Kind regards,

**Tellina Finlay**  
**Para Planner**



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Our Reference: NP24.257  
TF.MH

6 February 2025

Assessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810

## Attention: Planning and Development

Dear Sir/Madam,

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

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

The application seeks a Development Permit for Material Change of Use – Multiple Dwelling on land situated at 12-14 Waverley Lane, Douglas and formally identified as Lot 999 on SP159422.

In accordance with Council's schedule of fees and charges, the applicable assessment fee is \$5,080, as calculated below:

- Impact assessable application - \$1,112
- First four units - \$3,336
- Each additional unit over four (\$278 x 30) - \$8,340
- Total fee = \$12,788

Payment will be made directly following lodgement.

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

Yours faithfully,



**Meredith Hutton**

DIRECTOR  
**Northpoint Planning**

Encl. Development Application

# Development Application

Material Change of Use – Multiple Dwelling (34 Units)



**Northpoint**  
Planning

12-14 Waverley Lane, Douglas  
Lot 999 on SP159422

6 February 2025  
Reference: NP24.257

**Client:** Opulence Builders Group

**Project:** 12-14 Waverley Place

**Date:** 6 February 2025



**Project Reference:** NP25.257

**Contact:** Meredith Hutton

**Prepared by:** Meredith Hutton – Northpoint Planning

### Document Verification

Revision		Author	Reviewer
1	Draft	T.F	T.F
2	Final draft	T.F	M.H
3	Final	M.H	

Approval			
Author Signature		Approver Signature	
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## 1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Material Change of Use – Multiple Dwelling (34 units).

The subject site is located at 12-14 Waverley Lane, Douglas and comprises an area of 3,869m<sup>2</sup>. The site is currently vacant land and has historically remained undeveloped. We note the site has recently been cleared of vegetation to facilitate future development.

The proposed development involves the construction of three accommodation buildings comprising a total of 34 self-contained units and shared recreational facilities. Specifically, the development comprises 20 x 2-bedroom units and 14 x 3-bedrooms units across three detached buildings. Vehicle parking is provided to the understorey of all accommodation buildings, with outdoor visitor/overflow parking and shared pool and outdoor recreational area. Vehicular access is provided to the proposed development via a new two-way crossover to Waverley Lane frontage to the south east.

The proposed development involves 2 x four storey structures and 1 x three storey structure, with landscaping and articulation of the façades providing a positive contribution to the amenity of the streetscape and surrounding locality.

The subject site is located within the Open space zone of the planning scheme, and therefore the proposed development requires impact assessment. Given the proposed development adjoins development uses of a nature comparable to both Low and Medium density residential development, assessment against both the Low and Medium density residential zone codes have been addressed in this application for completeness.

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

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

**Table 1: Application Summary**

Application Summary	
Address	12-14 Waverley Lane, Douglas
Real Property Description	Lot 999 on SP159422
Area of Lot	3,869m <sup>2</sup>
Applicant	Opulence Builders Group
Purpose of Proposal	Multiple dwelling – 34 units
Type of Application	Material Change of Use
Category of Assessment	Impact
SARA Mapping	<ul style="list-style-type: none"><li>Native vegetation clearing – regulated vegetation management map (category A and B extract)</li></ul>
Referral Agencies	n/a
Public Notification	Required



## 2.0 Site and Surrounding Environment

### 2.1. Subject Site and Surrounds

The subject site is located at 12-14 Waverley Lane, Douglas comprising an area of 3,869m<sup>2</sup>, and is formally identified as Lot 999 on SP159422. The site is currently vacant land that has historically remained undeveloped. We note the site has recently been cleared. The site comprises dual road frontage, with Waverley Lane to the south-east corner and the cul-de-sac of Teak Place to the north-east corner. Given the historic nature of the site, no formalised access arrangements are provided presently at either frontage.

The topography of the site slopes from the Waverley Lane frontage down to the north toward the river. Specifically, the site involves mapped contours of approximately 16m AHD to 12m AHD.

The immediate surrounding locality includes a mix of residential development comprising detached dwelling houses, multiple dwellings and non-residential uses. Centre zones are located in close proximity, approximately 60m to the south and east. Further, the site adjoins the Ross River to the north, inclusive of established parkways and parkland bordering the river.

The wider locality includes James Cook University to the south-east and Townsville University Hospital to the east.

The subject site is located within the Open space zone of the planning scheme and is identified within the Flood risk mapping as containing area of very low and low flood risk area.

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

**Figure 1: Site location**





## 3.0 Proposed Development

### 3.1. General Overview

The proposed development involves the construction of a multi-storey unit development, comprising three accommodation buildings and shared recreational facilities. The development provides for 34 self-contained units within the site, varying in size between two and three bedrooms, and all provisioned with private balcony space and nominated covered parking. The proposal involves access via a two-way access crossover to Waverley Lane from the south-east, and a shared access driveway traverses centrally through the property to on-site parking.

The proposed development involves three accommodation buildings, of which Block B & C share identical design, with each building comprising the following characteristics:

- 15 self-contained units, comprising 6x 3 bedroom and 9x 2 bedroom units.
- Building footprint of approximately 514m<sup>2</sup>.
- Four storey structure.
- Covered parking to the understorey of the structure, comprising 21 car parks.
- Pedestrian access to the building facilitated within the carparking area at ground floor storey, via a lift and staircase.
- Private outdoor balconies provided to all units.

Proposed Block A comprises the following characteristics:

- 4 self-contained units, comprising 2x 3 bedroom and 2x 2 bedroom units.
- Building footprint of approximately 202m<sup>2</sup>.
- Three storey structure.
- Covered parking to the understorey of the structure, comprising 5 car parks.
- Pedestrian access to the building facilitated within the carparking area to the ground floor storey, via a staircase only.
- Private outdoor balconies provided to all units.

The proposed development involves the following:

- Construction of 2x four-storey and 1x three-storey unit buildings within the site. Specifically comprising:
  - Block A – comprising 4 units, located to the frontage of Waverley Lane at the south-east corner of the allotment;
  - Block B – comprising 15 units, located to the northern side of the allotment; and
  - Block C – comprising 15 units, located to the western side of the allotment.
- Provision of a total of 34x self-contained units within the site.
- Provision of 68 standard vehicle carparks on site and 1 nominated motorbike parking space. Specifically comprising:
  - 47x covered carparking spaces to the understorey of individual buildings;
  - 21x uncovered shared carparking parking spaces for overflow and visitor parking; and
  - 1x motorbike parking space.
- Site accessed via new 6m wide two-way crossover to Waverley Lane frontage.
- Proposed internal driveway traversing centrally through the property.





- Provision of landscaped area within the site, specifically involving:
  - Onsite landscaping involving a total of 1,411m<sup>2</sup>, being approximately 37% of the total site coverage;
  - 3m landscaping strip to the full extent of the Waverley Lane frontage, excluding proposed crossover;
  - Landscaping strip to the full extent of the eastern side boundary bordering Teak Place; and
  - Landscaping provisioned to all uncovered parking areas.
- Shared recreational area involving a pool and gazebo, located centrally within the site.
- Outermost projection of development setback 2.2m from northern side (rear) boundary and habitable space setback 3m.
- Outermost projection of development setback in excess of 2.4m from western side boundary and habitable space in excess of 3m.
- Development setback 3.831m from south-west side boundary.
- Outermost projection of development setback 2.6m from Waverley Lane frontage.
- Habitable space setback approximately 4m from Waverley Lane frontage.
- Screened bulk waste storage area provided to the front of the development.

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

**Figure 2: Proposed Rendered View of Development**





**Figure 3: Proposed Site Layout at Ground Floor**





### 3.2. Proposal Plans

The proposed development is illustrated in the following development plans prepared by Concepts Building Design (refer **Appendix 4**):

- 23-013-sk\_01 – perspectives
- 23-013-sk\_02 – elevations overall
- 23-013-sk\_03 – elevations overall
- 23-013-sk\_04 – site plan
- 23-013-sk\_05 – services - aerial plans
- 23-013-sk\_06 – area layouts
- 23-013-sk\_07 – Block A - floor plans
- 23-013-sk\_08 – Block A – elevations
- 23-013-sk\_09 – Block B - ground floor plan
- 23-013-sk\_10 – Block B - first floor plan
- 23-013-sk\_11 – Block B - second floor plan
- 23-013-sk\_12 – Block B - third floor plan
- 23-013-sk\_13 – Block B – elevations
- 23-013-sk\_14 – Block B – elevations
- 23-013-sk\_15 – Block C - ground floor plan
- 23-013-sk\_16 – Block C - first floor plan
- 23-013-sk\_17 – Block C - second floor plan
- 23-013-sk\_18 – Block C - third floor plan
- 23-013-sk\_19 – Block C – elevations
- 23-013-sk\_20 – Block C - elevations

### 3.3. Use Definition

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

### 3.4. Access and Parking

The proposed development is provided access via one crossover to Waverley Lane from the south-east. The proposed crossover involves a 6m width, and accommodates ingress and egress traffic to Waverley Lane, noting Waverley Lane operates as a one-way laneway.

An internal sealed driveway traverses centrally through the site to provide access to the understorey parking of each accommodation building and uncovered overflow/visitor parking.

In accordance with schedule 6.10 of the planning scheme, the required parking rates for a Multiple dwelling within the Open space zone is:

- 1.7 spaces per dwelling;
- 0.2 spaces per dwelling for visitors; and
- 1 Vehicle wash bay per development.

Accordingly, the prescribed parking requirements for the development are 65 car parking spaces and one vehicle wash bay for the proposed development. The proposed development provisions on-site parking rates in accordance with Council's standards, specifically, the proposed parking rate associated with the development is demonstrated within Table 2 overleaf.





**Table 2: Proposed Parking Rate**

Description	Proposed parking rate
Accommodation Block A (Unit 1-4)	5
Accommodation Block B (Unit 5-19)	21
Accommodation Block C (Unit 20-34)	21
Outdoor	21 + 1 motorcycle parking space
<b>Total</b>	<b>68 car parking spaces + 1 motorcycle parking space</b>

The proposal provides in excess of Council's standard parking rate for a development of the proposed nature, mitigating potential adverse impact to the local traffic network. It is noted sufficient space is afforded within the development site to provide for a vehicle wash bay.

### 3.5. Infrastructure Services

Given the existing nature of the site having remained undeveloped, the site does not involve existing connection to Council's reticulated water and wastewater services. The site is located within a fully serviced urban area and is provisioned opportunity for future connection to nearby existing water, sewer and stormwater infrastructure.

The proposed development will require future augmentation to reticulated infrastructure to appropriately service the development, noting this will form part of a subsequent Operational works application.

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

### 3.6. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible. The proposed development will discharge stormwater to a lawful point of discharge. It is noted existing stormwater infrastructure traverses the full extent of the road parcel bordering the site to the east. The existing network is considered of sufficient capacity to support the proposal with no upgrades considered necessary.

Detailed design of the stormwater drainage will be provided and assessed within the subsequent Operational works application.

### 3.7. Landscaping

Given the nature of the proposed Multiple dwelling comprising a multi-storey unit development, shared outdoor space is integrated within the proposal to provision appropriate soft and hard landscaping for residents. Specifically, the proposal incorporates approximately 1,411m<sup>2</sup> of landscaped area within the development, approximately 37% of the subject lot. Shared recreation area involving a pool and gazebo is located centrally within the site.

Extensive landscaping has been incorporated into common area within the development, providing buffering to neighbouring properties and a high level of amenity to the streetscape.

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



### 3.8. Previous Planning Assessment

A combined development application involving Material Change of Use – Multiple Dwelling (14 Units), Health Care Services and Shop (TCC reference MCU23/0103) combined with Reconfiguring a Lot – One Lot into Three Lots (TCC reference RAL23/0063) was lodged on 13 October 2023.

Whilst the development application was recommended for approval by the assessing officer, the application was ultimately refused at the Council meeting. The Reconfiguring a Lot component of the application was approved via court order on appeal.

Following the outcome of the previous application, the applicant has sought to seek further development of the site in a manner that aligns with Council's expressed development type preference of multiple dwellings. In particular, all non-residential uses proposed for the site have been removed from the proposed development.

The following key aspects of the development were highlighted during assessment of the previous approval and subsequent negotiations and are now integrated within the proposed design:

- Sufficient on-site carparking is provided in excess of planning scheme requirements.
- The subject site involves residential development only, addressing housing demand in the locality.
- Traffic movement is facilitated via a crossover to Waverley Lane only, and no dual access is proposed via Teak Place.

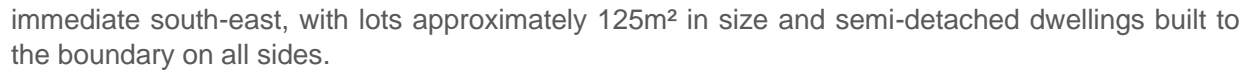
### 3.9. Surrounding Locality Use and Zoning

The subject site is located within the Open space zone of the planning scheme and is in immediate proximity to Low density residential and Local centre zoned land, as shown in Figure 4 below. However, a high-level analysis of the surrounding area demonstrates that the existing built form and amenity of Waverley Lane align more closely with Medium density residential development.

**Figure 4: Townsville City Plan Zone Mapping**



As illustrated in Figure 5, there is an established pattern of Medium density residential uses adjoining the site, reinforcing a built form that supports higher density living. The adjoining property at 237-239 Riverway Drive, Douglas involves a five-storey mixed-use development with healthcare services on the ground floor and four levels of residential apartments above. Additionally, other identified medium density compatible development in the locality consists of a townhouse development to the





## 4.0 Legislative Framework

### 4.1. State Planning Policy

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

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

### 4.2. North Queensland Regional Plan

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

### 4.3. State Development and Assessment Provisions

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

### 4.4. Local Planning Instrument

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

In accordance with Table 5.5.1 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Multiple Dwelling use within the Open space zone.

### 4.5. Assessment Benchmarks

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

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

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

Assessment against the relevant benchmarks is provided within section 5.





## 5.0 Planning Assessment

### 5.1. Strategic Framework

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

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

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

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

- The proposal supports the strategic intent of increasing housing supply within the existing urban footprint, delivering medium-density residential development in an area well serviced by infrastructure, public transport, and key employment hubs such as James Cook University and Townsville University Hospital.
- The proposed development provides a mix of 2-bedroom and 3-bedroom units to suit a range of households, including students, professionals, and families.
- The proposed development efficiently utilises existing infrastructure, promoting sustainable infill development.
- The proposed development provisions high-quality communal open spaces, landscaping, and pedestrian connectivity, contributing to a sense of place and community cohesion.
- The proposed development incorporates landscaping, communal open space, and articulated facades to enhance amenity contribution of the site and appropriately integrate with the existing streetscape.
- The proposed development has been strategically located to provision access to public transport, pedestrian networks, and key employment hubs, reducing reliance on private vehicles.
- The proposed development supports economic growth with the creation of local employment opportunities during construction and enhances the viability of nearby businesses and services.

### 5.2. Open Space Zone Code

The Open space zone supports organised activities with necessary infrastructure, including clubhouses, gymnasiums, pools, and courts, ensuring safe access and community benefit. The subject site is identified within the Open space zone, however maintains freehold tenure and does not function as public open space.

The subject site adjoins Open space zoned land that borders the Ross River, with extensive pedestrian and cycling networks, parkways and public recreation areas established surrounding the development site.



The proposal involves the establishment of a medium density use within Open space zoned land. It is considered the use of the development site for residential purposes is appropriate for the site and surrounding locality, given:

- The site is privately owned freehold land and does not contribute to public open space functions. The proposal does not reduce public access to open space, as it is adjacent to extensive parkland along the Ross River.
- Existing parkland, recreational space such as sports fields and courts are located elsewhere within Douglas along the Ross River.
- The site has been historically undeveloped and does not contain any ecological or recreational values. The proposed development has been intentionally designed to provide for a high level of visual amenity, with the provision of extensive on-site landscaping.
- The site adjoins existing development that is compatible with medium density residential uses. The proposed development reflects a logical extension of existing residential uses, ensuring a compatible built form with its surroundings.
- While the proposed development is not an open space-related use, it is an appropriate repurposing of land within a serviced urban area. The development provides significant landscaping and communal open spaces to maintain a balance between built form and green space.
- The proposed development is providing in-demand housing within the region and particularly in the immediate surrounding locality, being close to significant employment and educational centres.

### 5.3. Low Density Residential Zone Code

Whilst the subject site is not located within the Low density residential zone, given the surrounding land uses, assessment against the zone code is considered appropriate for completeness.

The purpose of the Low density residential zone code is to provide for *predominately dwelling houses*. As demonstrated within Figure 5 above, the site is located in immediate proximity to existing low density uses to the north-east along Teak Place. The proposed development has intentionally been designed to remain sympathetic to existing low density residential uses surrounding the site, maintaining the existing character of the streetscape.

The proposed development is considered to further the purpose and overall outcomes of the Low density residential zone code. In particular, the following assessment benchmarks have been identified as applicable to the development, with detail assessment of the code table response provided below:

#### Assessable Development

##### Amenity

###### PO10:

Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:

- a) noise;
- b) hours of operation;
- c) traffic;
- d) visual impact;
- e) odour & emissions;
- f) lighting;
- g) access to sunlight;
- h) privacy; and
- i) outlook.

**PO11:**

Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.

**Response**

The proposed development has been intentionally designed to enhance and maintain the existing residential character and amenity of the surrounding locality, particularly noting Low density residential uses to the Teak Place frontage. Specifically:

- The proposed development has been intentionally designed to facilitate all traffic through Waverley Lane. No designated access is provisioned to Teak Place to maintain the low density nature of traffic movement along that specific road corridor.
- Proposed accommodation Block A has been orientated away from Teak Place, with all balconies within this building fronting Waverley Lane to minimise adverse impact to neighbouring low density residential uses.
- The proposed development incorporates screening to all private outdoor balconies and external windows, mitigating noise emissions, visual impact, privacy and overlooking impacts to Teak Place.
- The proposed development involves extensive landscaping throughout, specifically noting landscaping strips to all lot boundaries, providing buffering and privacy.
- The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality. Particularly noting the adjoining property at 237-239 Riverway Drive is identified within the Low density residential zone.
- The proposed development involves a high level of visual amenity to Waverley Lane, noting built-form has been stepped down to the main road frontage to mitigate visual impact as well as the inclusion of a 3m landscape strip the full width of the frontage.
- The proposed development involves a residential use consistent with surrounding residential uses and infrastructure.
- Sufficient on-site car parking is provided in accordance with planning scheme requirements.
- The proposal offers a variety of parking options, including covered parking to the understorey of all accommodation buildings, and additional uncovered parking centrally within the development for visitors and overflow resident parking.
- Shared recreational space associated with the development has been strategically located centrally within the development to avoid adverse impact to surrounding residential development.

Additionally, it is considered the proposed development provides for appropriate landscaping on-site. Specifically:

- Landscape buffers are provided to the full extent of all lot boundaries, excluding the crossover to Waverley Lane.
- A 3m wide landscaping strip is provided to the Waverley Lane road frontage.
- Refuse facilities and plant equipment is appropriately screened by 1800mm aluminium screening and not visible from the road frontage.
- Shared outdoor space is provisioned surrounding the accommodation buildings on the site.
- Shared hardscape recreational space is provisioned centrally within the site.
- Landscaping is provisioned to all outdoor parking areas within the development



#### Assessable Development

##### Crime Prevention through Environmental Design

**PO13:**

Development facilitates the security of people and property having regard to:

- a) opportunities for casual surveillance and sight lines;
- b) exterior building design that promotes safety;
- c) adequate lighting;
- d) appropriate signage and wayfinding;
- e) minimisation of entrapment locations; and

building entrances, loading and storage areas that are well lit and lockable after hours.

#### Response

The proposed development involves a multiple dwelling with access and fenestrations overlooking Waverley Lane and the cul-de-sac of Teak Place, providing increased opportunity for casual surveillance.

#### Assessable Development

##### Parking and Service

**PO16:**

Parking facilities are located to be concealed from public view to ensure an attractive streetscape.

**AO16:**

Vehicle parking structures are located:

- a) behind the building setback; or
- b) behind the building; or
- c) at basement level.

**PO17:**

Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.

#### Response

The proposed development involves covered parking spaces concealed to the understorey of the three proposed accommodation buildings. Uncovered parking is provided centrally within the site layout, concealed from direct view to all road frontages. Vehicle parking areas are not readily visible from the either road frontage, and appropriately screened with landscaping and built-form.

The proposed development provides for a dedicated bulk refuse area that is appropriately located and screened from public view. Specifically, bulk refuse is located in close proximity to the Waverley Lane frontage for ease of access and fully screened with 1800mm aluminium.

Given the subject site's characteristics, and the proposed scale of the development, the proposal is considered appropriate for the locality. Particularly noting the development provides for increased housing density within a demand area that is well located in proximity to centre zones and public transport facilities.





#### 5.4. Medium Density Residential Zone Code

Whilst the subject site is not located within the Medium density residential zone, given the surrounding land uses, assessment against the zone code is considered appropriate for completeness.

The purpose of the Medium density residential zone code is to provide for *a range and mix of dwelling types including dwelling houses and multiple dwellings*. As demonstrated within Figure 5 at section 3.9 above, the site is located in immediate proximity to existing medium density residential uses to the south along Waverley Lane. We note Waverley Lane is an established precinct that is consistent with medium density residential zone land, located adjacent land identified within the Local centre zone.

The proposed development has been intentionally designed to remain consistent with the established residential nature of development along Waverley Lane. It is particularly noted the site adjoins a five-storey mixed use development to the south located at 237-239 Riverway Drive. Specifically, the development involves the ground floor storey for the use of health care services with the four remaining storeys above utilised for residential development.

Further, adjacent the subject site to the opposite side of Waverley Lane includes two clusters of six attached townhouses. The townhouse development involves lot sizes of approximately 125m<sup>2</sup> each, consistent with residential development of a medium density nature, further establishing a higher residential density along Waverley Lane.

The proposed development is considered to further the purpose and overall outcomes of the Medium density residential zone code. Detail assessment against the Medium density residential zone code is provided at **Appendix 5**.

#### 5.5. Healthy Waters Code

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

The proposed development is considered to further the purpose and overall outcomes of the Healthy waters code. The proposed development will discharge stormwater to a lawful point of discharge, with detail stormwater management addressed in a subsequent operational works application. It is noted existing stormwater infrastructure traverses the full extent of the road parcel bordering the site to the east. The existing network is considered of sufficient capacity to support the proposal with no upgrades considered necessary.

The proposed development will be suitably serviced by Council's reticulated wastewater and water infrastructure. Given the nature of the development, further assessment against the Healthy waters code is not considered necessary.

#### 5.6. Landscape Code

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

The proposed development is considered to further the purpose and overall outcomes of the Landscape code. The proposal incorporates approximately 1,411m<sup>2</sup> of landscaped area within the



development site, accounting for approximately 37% of the overall site coverage. Specifically, the proposed design involves the following landscaping:

- 3m wide landscape strip to the full extent of the Waverley Lane frontage, excluding the crossover.
- Landscape strip ranging in width of 1.5m-4m along the eastern side boundary.
- Landscaping buffer to all sides of proposed pool and gazebo for privacy and noise attenuation measures.
- Landscaping surrounding all outdoor on-site car parking areas.

The proposed development does not involve the removal or alternation to any street tree. Given the extent of landscaping incorporated throughout the proposal, further assessment against the Landscape code is not considered necessary.

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

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

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

- 1.7 spaces per dwelling;
- 0.2 spaces per dwelling for visitors; and
- Vehicle wash bay per development.

The proposed development involves appropriate parking rates associated with the development in accordance with Council's standards. Specifically, Council requires a minimum of 65 on-site car parking for the associated development and 68 car parks are incorporated into the proposal. It is noted sufficient space is afforded within the development to provide for a vehicle wash bay.

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. Particularly given, the proposed development provides for the following:

- 68 on-site car parks, in excess of Council's nominated standard for a development of this nature.
- 6m wide two-way access crossover to the Waverley Lane frontage, in accordance with Council's standard (SD-030 – Driveway Access urbane residential properties) for a Multiple dwelling.
- Access is provisioned via a single frontage to minimise impact to the surrounding traffic network, particularly associated with primarily single dwelling houses.
- The site can be appropriately connected to Council's reticulated water and wastewater networks.
- Stormwater quantity and quality can be appropriately managed, with no adverse effect on surrounding properties.
- Suitable waste management is incorporated within the proposal, with provision of bulk waste storage that is of adequate size and screened from the street frontage.

Given the nature of the development, further assessment against the Transport Impact, Access and Parking Code is not considered necessary.



### 5.8. Works Code

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

The proposed development is considered to further the purpose and overall outcomes of the Works code. It is considered there is sufficient capacity within Council's reticulated network to support the proposed development. The proposal will require Operational works approval to undertake necessary augmentation to Council reticulated wastewater network to appropriately service the development. Detailed assessment of future connection will form part of a subsequent development application following the Material change of use approval and does not form part of this application.

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

### 5.9. Airport Environs Overlay Code

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

The proposed development is consistent with the purpose of the Airport environs overlay code. The proposed subject site is identified as wholly contained area of operational airspace more than 90m above natural ground level. The proposed development involves a multi-storey unit development with a maximum building height of approximately 10m. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.

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

### 5.10. Bushfire Hazard Overlay Code

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

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

The subject lot is mapped within the Bushfire hazard overlay as wholly containing area of medium bushfire hazard. The proposed development is consistent with the purpose and overall outcomes of the Bushfire hazard overlay code, particularly given:

- The subject site has recently been cleared of vegetation, with significant vegetation limited to the opposite side of pedestrian pathway within adjacent parkland.
- The proposed development is sufficiently setback from lot boundaries to provide for sufficient buffer to neighbouring vegetation.

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

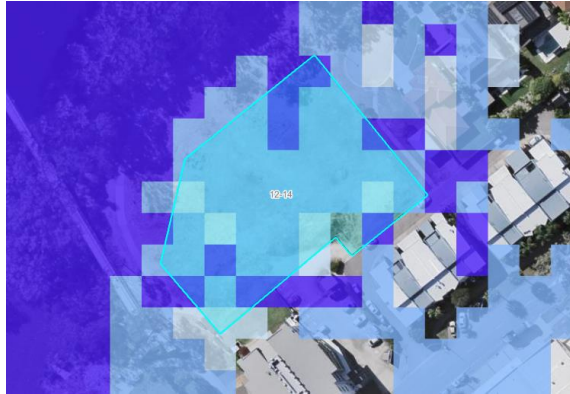
### 5.11. Flood Hazard Overlay Code

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



The subject site is identified as containing of low, medium and high flood hazard area within the Flood hazard overlay of the planning scheme. However, Council's recently released updated flood risk mapping identifies very low and low flood risk across the site. Refer to Figure 6 and 7 below for existing and updated identified flood hazard across the site:

**Figure 6 – Flood Hazard Overlay  
Extent Across Subject Site**



**Figure 7 – New Flood Risk Mapping**



As demonstrated within the new flood risk mapping, risk of flooding across the site is minimal, with the full extent of the site identified as above the 1% AEP level. Future residential development within low and very low flood risk areas can be appropriately managed through built-form design and it is considered the proposed development has been suitably designed to mitigate potential flood impact to people and property. Additionally, it is noted all accommodation buildings have been designed with parking to the ground floor storey and habitable space elevated to the first floor storey and above within the site.

Given the above, the proposal is considered to consistent with the purpose and overall outcomes of the Flood hazard overlay code, with no further detail assessment necessary.

#### **5.12. Natural Assets Overlay Code**

The purpose of the Natural assets overlay code is to:

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

The subject land is identified within the Natural assets overlay as containing area of very high environmental importance. The subject site is a vacant, cleared allotment, comprising minimal vegetation or environmental value. The proposed development does not involve further clearing of the site or extensive earthworks, retaining the natural slope of the land to the extent possible.

The proposed development is consistent with the purpose and overall outcomes of the Natural assets overlay code, and further assessment against the code is not considered necessary.



## 6.0 Other relevant matters

In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application:

- The proposed development contributes to housing diversity within the Douglas locality by providing a mix of 2-bedroom and 3-bedroom multiple dwellings. This aligns with broader housing strategies to support a range of household types, including students, young professionals, and families, particularly given the site's proximity to James Cook University and Townsville University Hospital.
- The subject site is located within close proximity to major employment and education hubs, including James Cook University and Townsville University Hospital. The proposal supports the Townsville economy by providing additional housing in an area with high demand for rental accommodation, particularly for healthcare professionals, academics, and students.
- Queensland is currently experiencing a critical housing shortage, with increasing demand for well-located, medium-density residential development to cater to population growth and affordability pressures. This proposal directly contributes to easing housing supply constraints by delivering 34 new dwellings in an area with demonstrated need, ensuring more Queenslanders have access to suitable accommodation.
- Townsville is projected to experience significant population growth, with a need for approximately 45,000 new homes over the next 25 years. The proposal directly contributes to meeting this demand by providing appropriately designed housing in an established residential area, ensuring a balance between growth and maintaining the existing character of the locality.
- The proposed development utilises vacant land efficiently, supporting infill development within an established urban area.
- The site is well-serviced by existing public transport networks and cycling infrastructure, reducing car dependency and promoting sustainable transport options. The development supports active transport by providing pedestrian-friendly access and connectivity to nearby amenities.
- The proposed development will generate economic benefits through construction activity, creating jobs and supporting local suppliers and trades. Additionally, the increase in local population will contribute to the vibrancy of nearby businesses and services.
- The proposed development aligns with broader planning objectives outlined in the Townsville City Plan and North Queensland Regional Plan, which seek to promote compact, connected, and liveable urban areas with access to employment, education, and essential services.



## **7.0 Conclusion and Recommendations**

This town planning report has been prepared by Northpoint Planning on behalf of Opulence Builders Group in association with a Development Application for a Material Change of Use – Multiple Dwelling (34 Units) located at 12-14 Waverley Lane, Douglas and formally described as Lot 999 on SP159422.

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

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



# Appendix 1

# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Opulence Builders Group C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	
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
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ 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	5,220

**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?**

- ☐ Yes – provide additional details below  
☐ No

How many stages will the works include?

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

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

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

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

Current lot		Proposed lot	
Lot on plan description	Area (m <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"/> Stormwater | <input type="checkbox"/> Water infrastructure  |
| <input type="checkbox"/> Drainage work                 | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping                   | <input type="checkbox"/> Signage    | <input type="checkbox"/> Clearing vegetation   |
| <input type="checkbox"/> Other – please specify: _____ |                                     |  |

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

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

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland  
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

☒ No

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

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

### Environmentally relevant activities

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

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

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

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

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

### Hazardous chemical facilities

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

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

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

### Clearing native vegetation

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

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

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

### Environmental offsets

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

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

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

### Koala habitat in SEQ Region

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

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

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



### **Water resources**

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

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

☒ No

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

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

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

### **Waterway barrier works**

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

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

☒ No

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

### **Marine activities**

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

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

☒ No

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

### **Quarry materials from a watercourse or lake**

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

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

☒ No

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

### **Quarry materials from land under tidal waters**

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

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

☒ No

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

### **Referable dams**

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

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

☒ No

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

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

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

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

☒ No

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

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

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

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

☒ No

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

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

Name of the heritage place:

Place ID:

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

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

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

☒ No

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

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

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

☒ No

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

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

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

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable



**Queensland  
Government**

## 25) Applicant declaration

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

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

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>50457410</b>	<b>Search Date:</b>	29/01/2025 10:48
<b>Date Title Created:</b>	15/09/2003	<b>Request No:</b>	50700012
<b>Previous Title:</b>	50397350, 50454265		

**ESTATE AND LAND**

Estate in Fee Simple

LOT 999 SURVEY PLAN 159422

Local Government: TOWNSVILLE

**REGISTERED OWNER**

Dealing No: 722621318 18/07/2023

MARTINEZ GARCIA PTY LTD A.C.N. 631 125 169

**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  
benefiting the land over  
EASEMENT B ON SP159422
3. MORTGAGE No 722621319 18/07/2023 at 14:42  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.C.N. 005  
357 522

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

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

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

**MARTINEZ GARCIA PTY LTD (ACN 631 125 169)**

as owner(s) of premises identified as:

**Lot 999 on SP159422** and located at 12-14 Waverley Lane, Douglas

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

Signature



Date

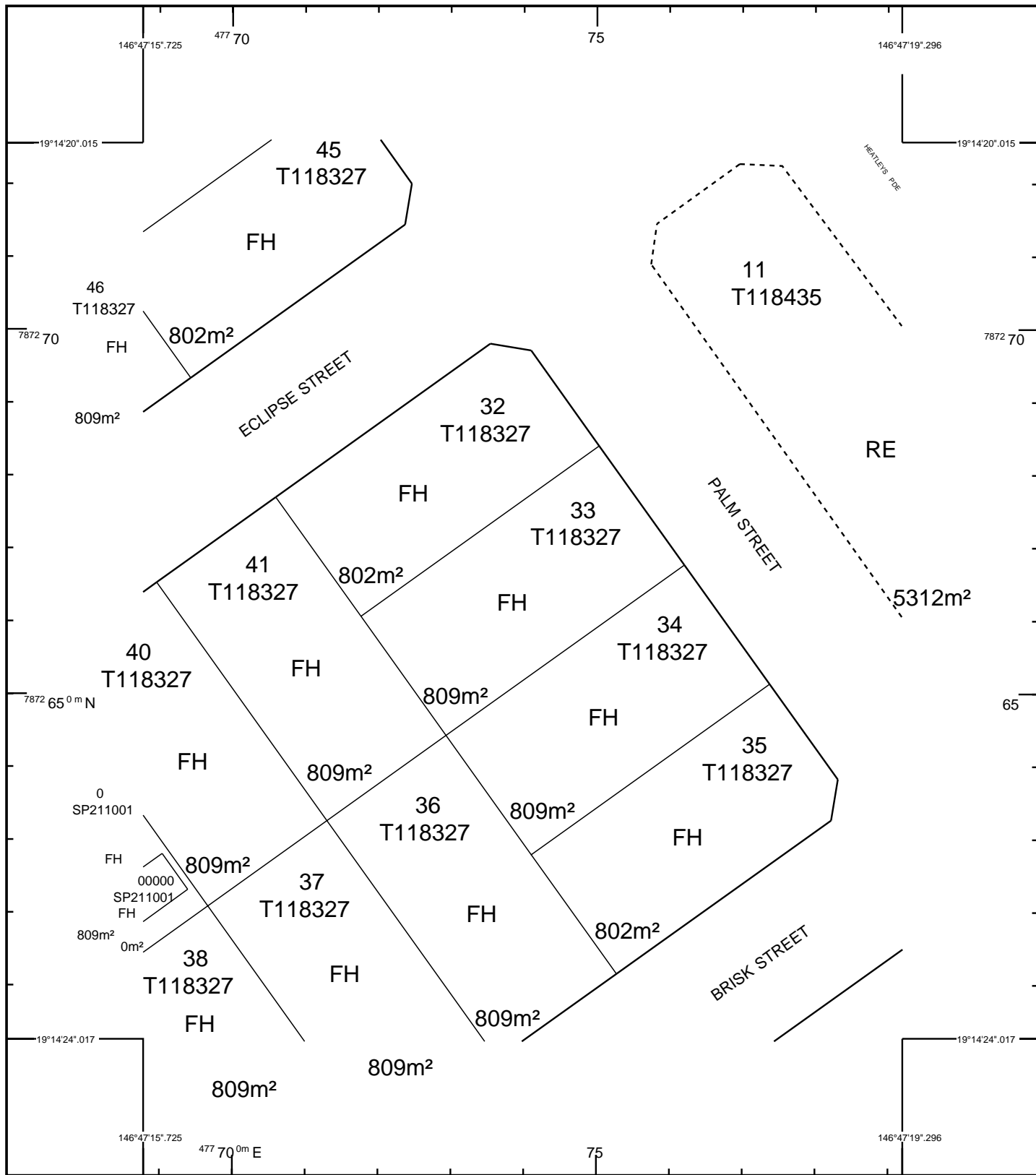
29/01/2025

Signature

Date



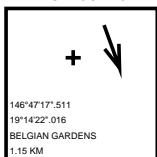
# Appendix 2



STANDARD MAP NUMBER  
8259-13323

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

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	33/T118327
Area/Volume	809m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	ROWES BAY
Segment/Parcel	50603/19

#### CLIENT SERVICE STANDARDS

PRINTED 24/01/2025

DCDB 23/01/2025

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Digital Cadastral Data Base



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# State Assessment and Referral Agency

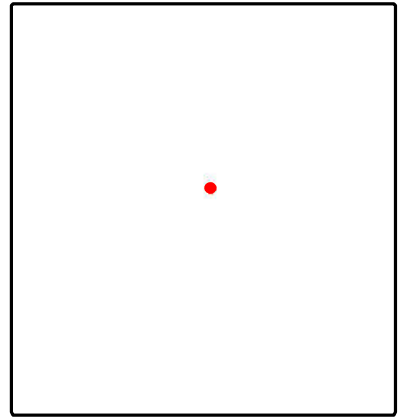
Date: 25/11/2024



Queensland Government

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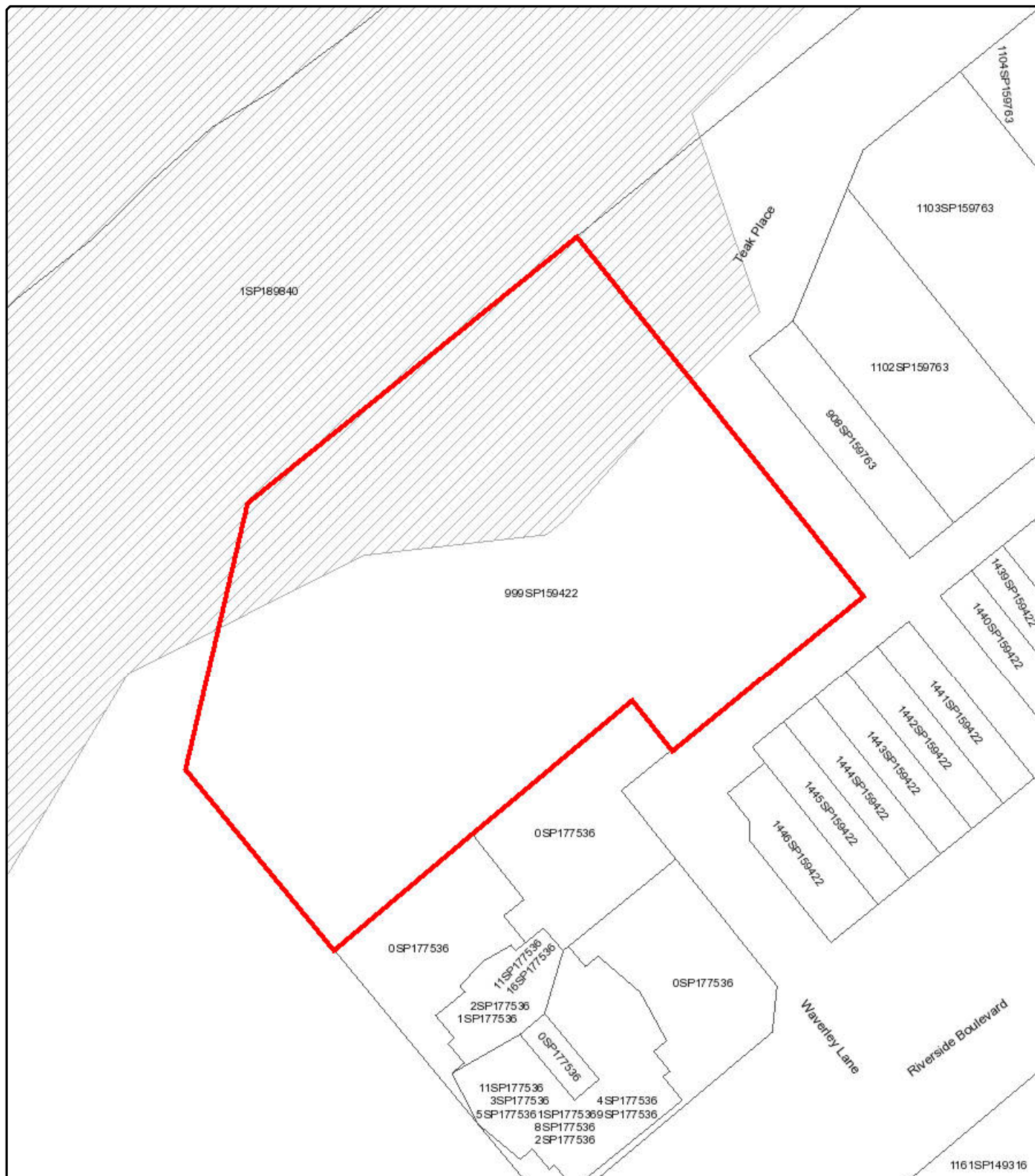
## Matters of Interest for all selected Lot Plans

*Regulated vegetation management map (Category A and B extract)*

## Matters of Interest by Lot Plan

**Lot Plan: 999SP159422 (Area: 3869 m<sup>2</sup>)**

*Regulated vegetation management map (Category A and B extract)*



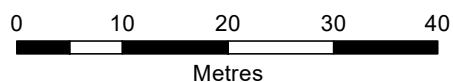
## State Assessment and Referral Agency

Date: 25/11/2024





Queensland Government

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### Legend

Regulated vegetation management map  
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

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Document Set ID: 26747344

Version: 1, Version Date: 07/02/2025



# Appendix 3



# Subject Site and Surrounds

**Lot 999 on SP159422 | 12-14 Waverly Lane, Douglas**

19°18'50"S 146°44'1"E

A product of



Legend located on next page



Scale: 1:2578

Printed at: A3

Print date: 29/1/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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

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**Queensland**  
Government

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

19°19'10"S 146°44'1"E

19°19′10″S 146°44′28″E﻿ / ﻿19.31944°S 146.74111°E﻿ / -19.31944; 146.74111

Document Set ID: 26747344

Version: 1, Version Date: 07/02/2025



# Subject Site and Surrounds

Lot 999 on SP159422 | 12-14 Waverly Lane, Douglas

 Legend

- Land parcel

 Parcel
- Land parcel - gt 1 ha

 Parcel
- Land parcel - gt 10 ha

 Parcel
- Easement parcel


- Strata parcel


- Volumetric parcel



- Land parcel - gt 1000 ha


 Parcel
- Land parcel label
- Land parcel label - gt 1 ha
- Land parcel label - gt 10 ha
- Land parcel label - gt 1000 ha
- Places: Land parcel


999SP159422
- Green bridges





- Roads and tracks


 Motorway


 Highway


 Secondary


 Connector


 Local


 Restricted Access Road


 Mall


 Busway


 Bikeway


 Restricted Access


 Bikeway


 Walkway


 Restricted Access


 Walkway


 Non-vehicular Track


 Track


 Restricted Access Track


 Ferry

 Proposed Thoroughfare
- Bridges




- Tunnels





 Attribution

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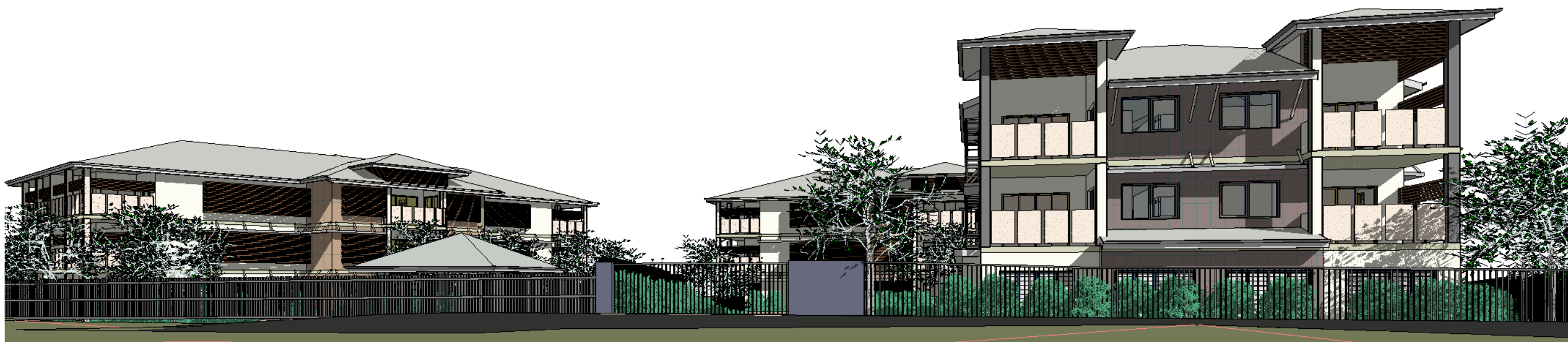
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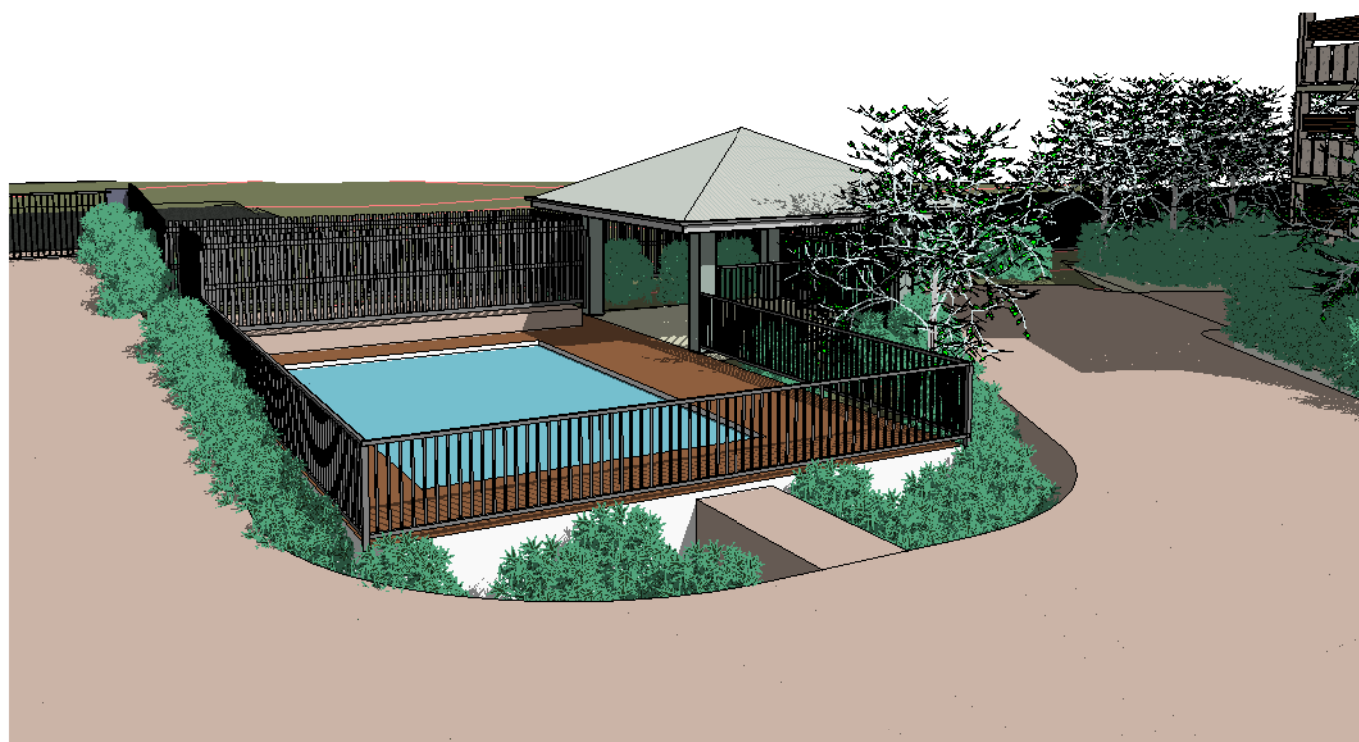


# Appendix 4

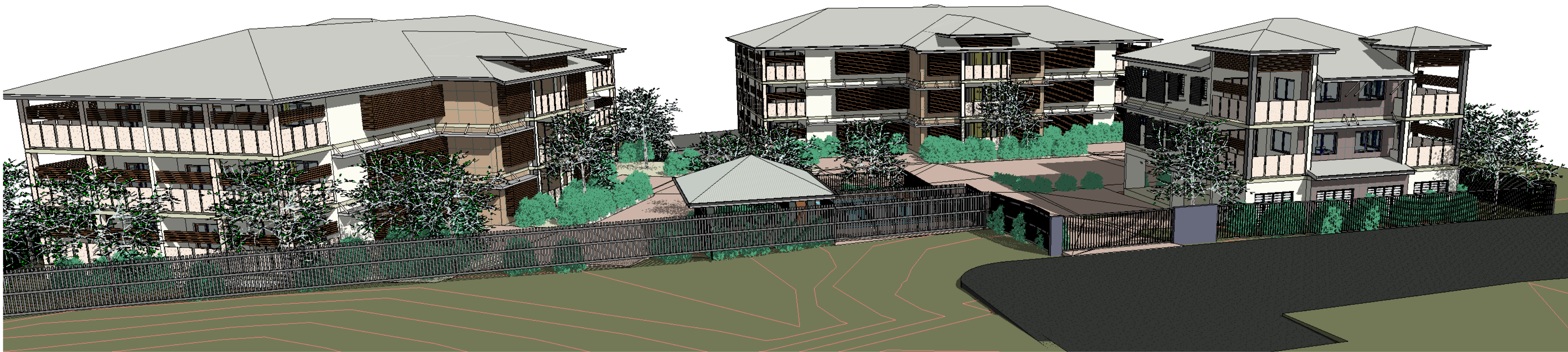




1 street view



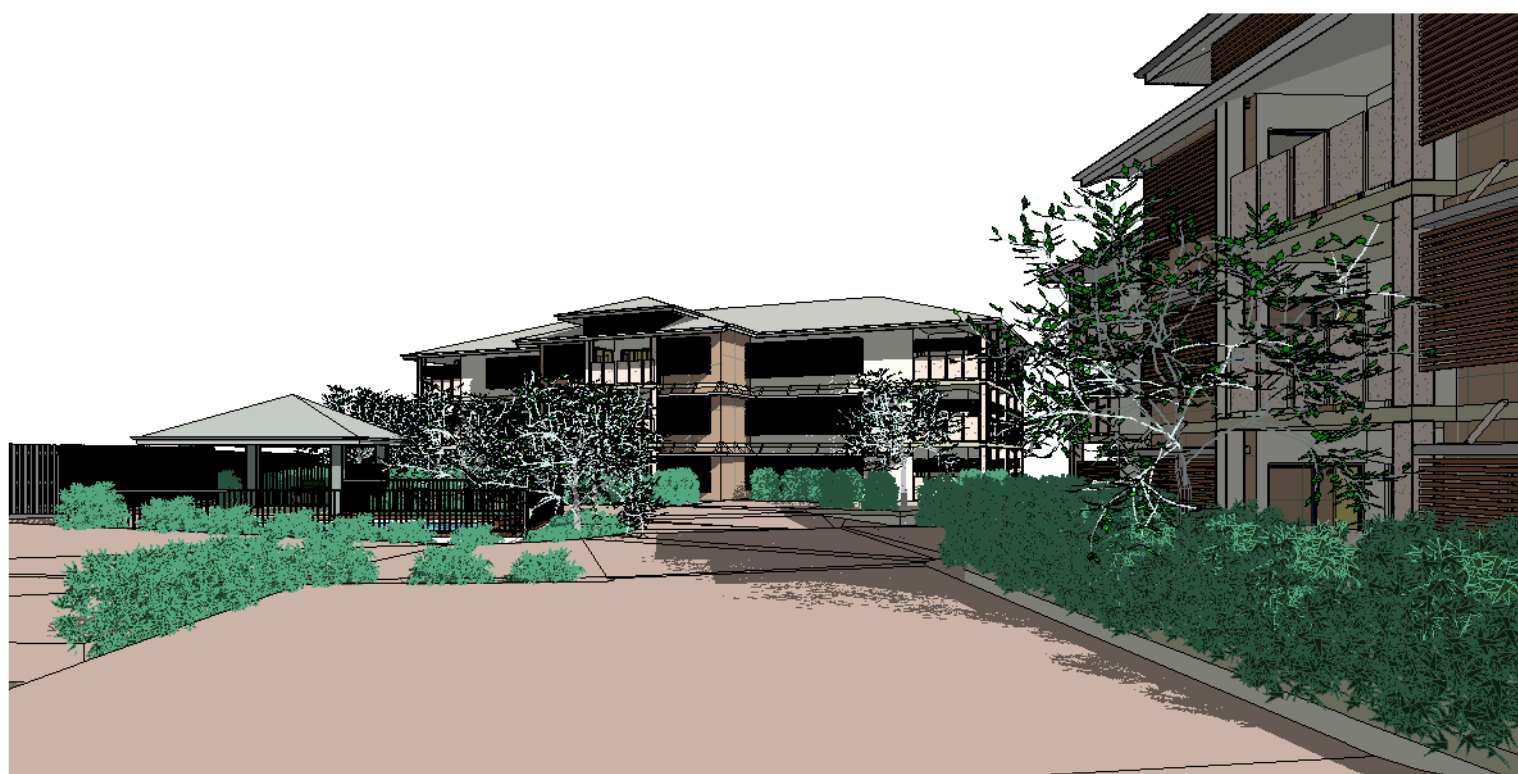
5 community area view



2 aerial view 1



3 internal view to block a & b



4 internal view to block c

Sheet List		
Count	Sheet Number	Sheet Name
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

Preliminary  
not to be used for construction purposes

NOTES:  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

No	Revision Schedule	Date
	Description	



project:  
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  
printed 15/04/2023 1:52:39 PM





2 south-east elevation  
1 : 100



1 south-west elevation  
1 : 100

**Preliminary**  
not to be used for construction purposes

**NOTES:**  
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COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Revision Schedule		
No	Description	Date



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

Issue Date	march 2023
Drawn	Author
scale	1 : 100
sheet	sk_02
23-013	
printed 15/04/2023 1:53:42 PM	





1 north-east elevation  
1 : 100



2 north-west elevation  
1 : 100

**Preliminary**  
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COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

No	Revision Schedule	Date
	Description	

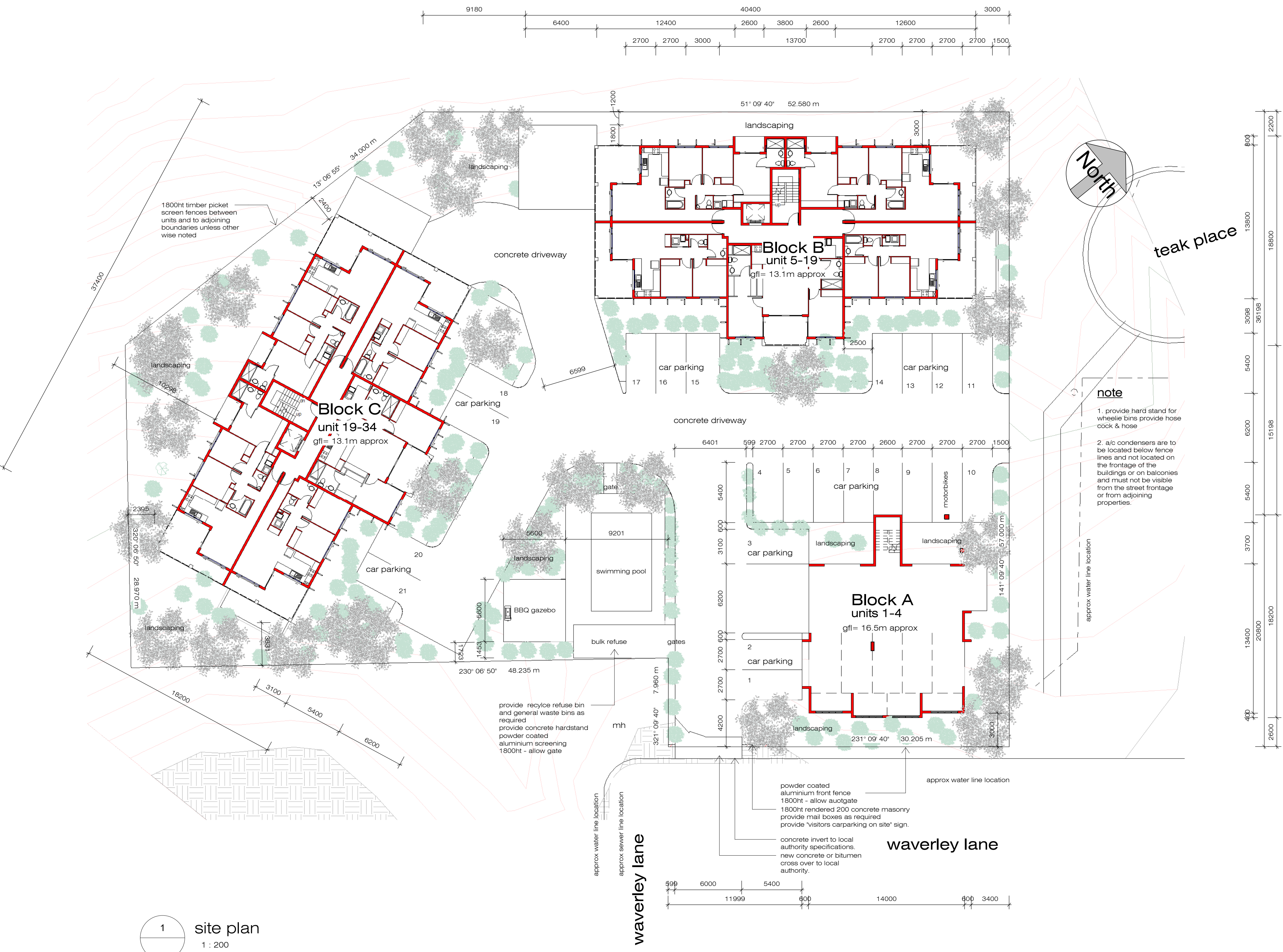


project:  
Proposed Multiple Dwellings  
for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date	04/13/23
Drawn	Author
scale	1 : 100
sheet	sk 03
23-013	
printed 15/04/2023 1:55:11 PM	



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.

1 site plan  
1 : 200

**Preliminary**  
not to be used for construction purposes

**NOTES:**  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

No	Revision Schedule	Date
	Description	

**concepts**  
Building Design  
tel: 07 4728 3228

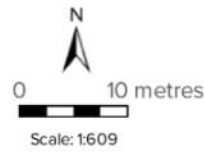
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Proposed Multiple Dwellings  
for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date 11/2007  
Drawn Author  
scale As indicated  
sheet sk 04  
**23-013**  
printed 15/04/2023 1:55:12 PM

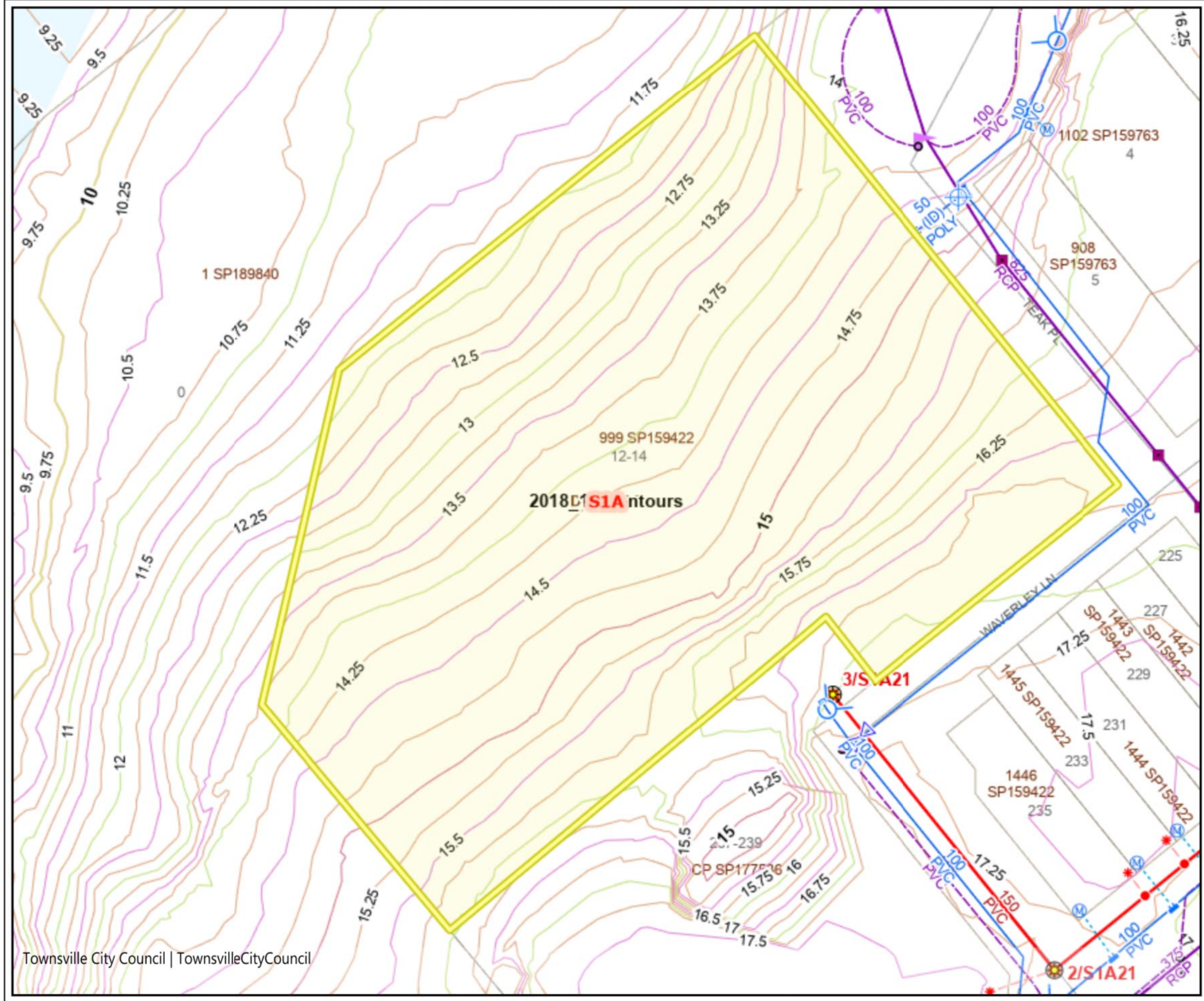




Legend located on next page

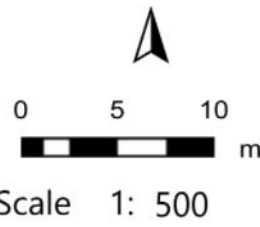


Printed at: A3  
Print date: 12/4/2023  
Not suitable for accurate measurement  
Projection: Web Mercator EPSG:3857  
For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>  
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Map Title

Legend



Scale 1: 500  
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NOTES:

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No	Revision Schedule	Date
	Description	



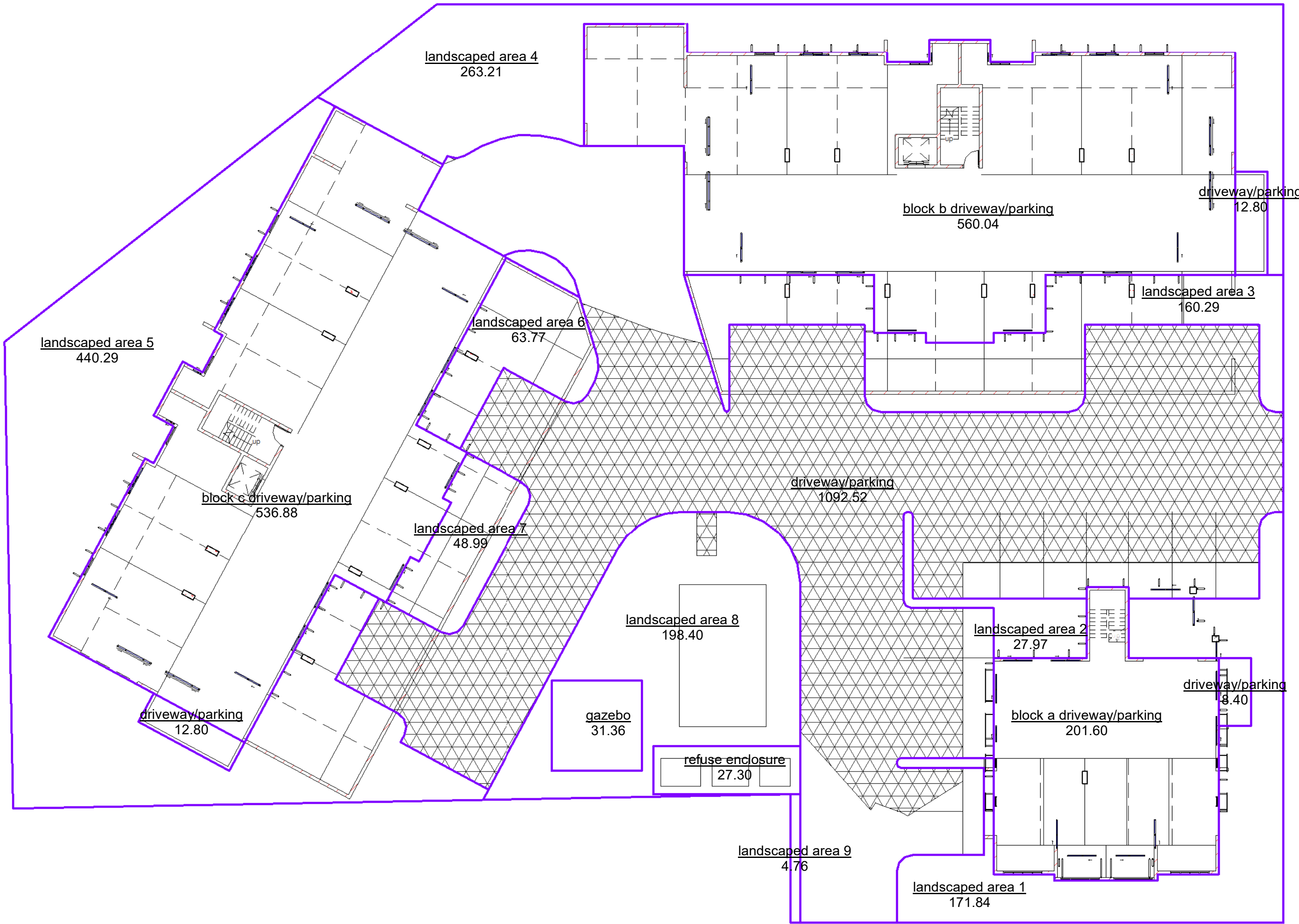
project:  
Proposed Multiple Dwellings  
for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date	04/13/23
Drawn	Author
scale	1:100
sheet	sk 05

23-013

printed 15/04/2023 1:55:14 PM





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%

Preliminary  
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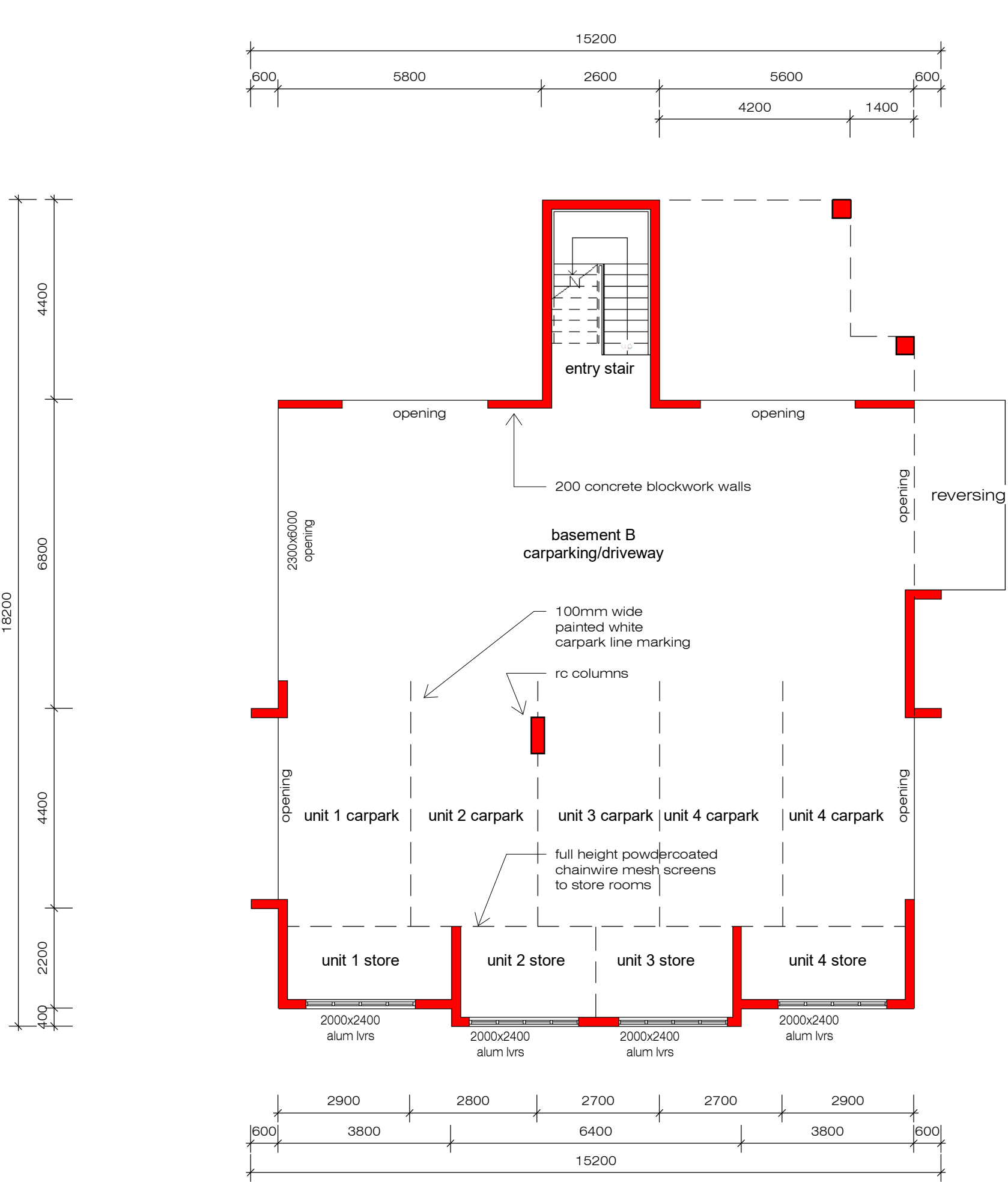
No	Revision Schedule	Date
	Description	



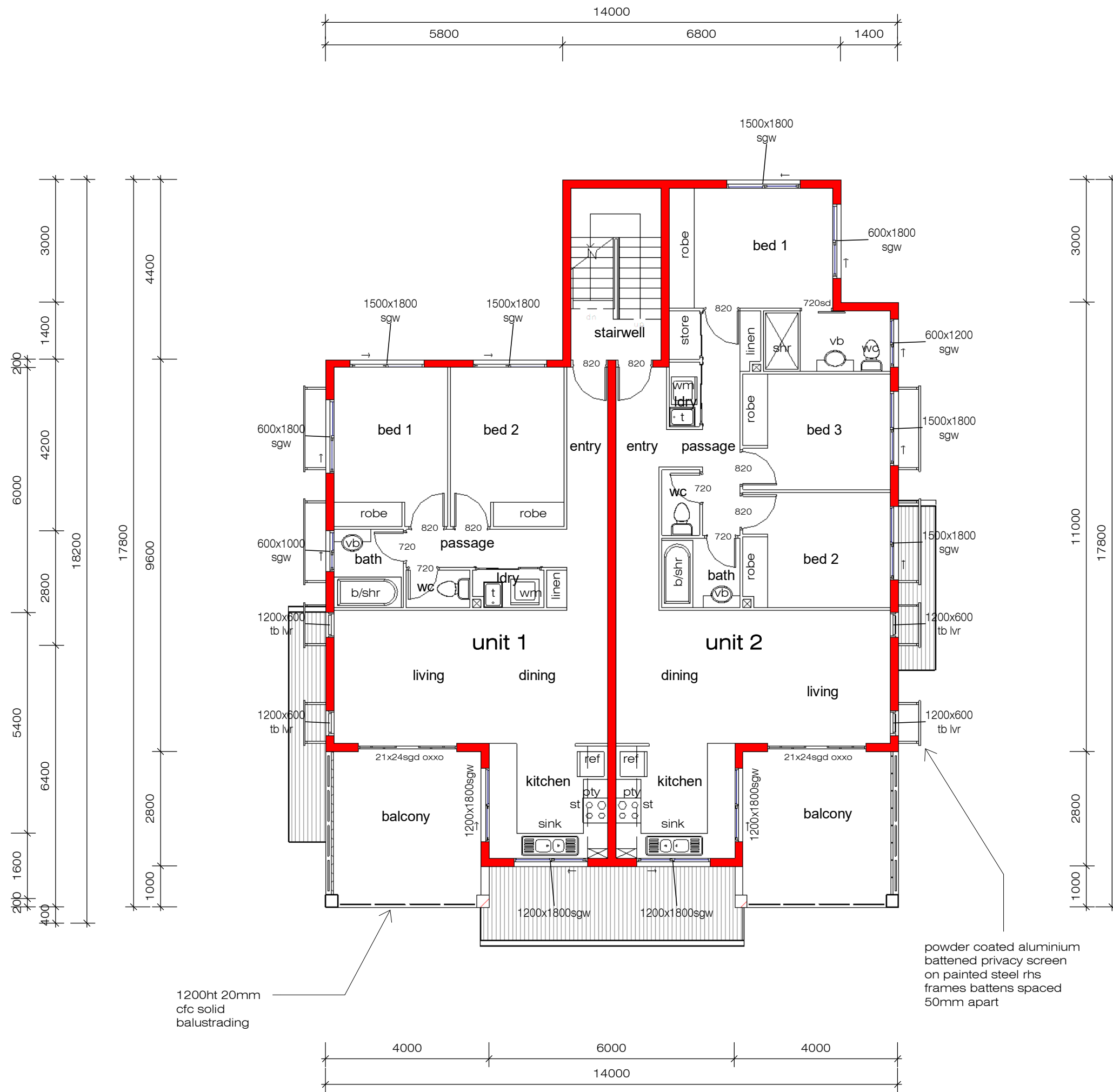
project:  
Proposed Multiple Dwellings  
for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date	11/2007
Drawn	Author
scale	1 : 200
sheet	sk_06
23-013	
printed 15/04/2023 1:55:15 PM	

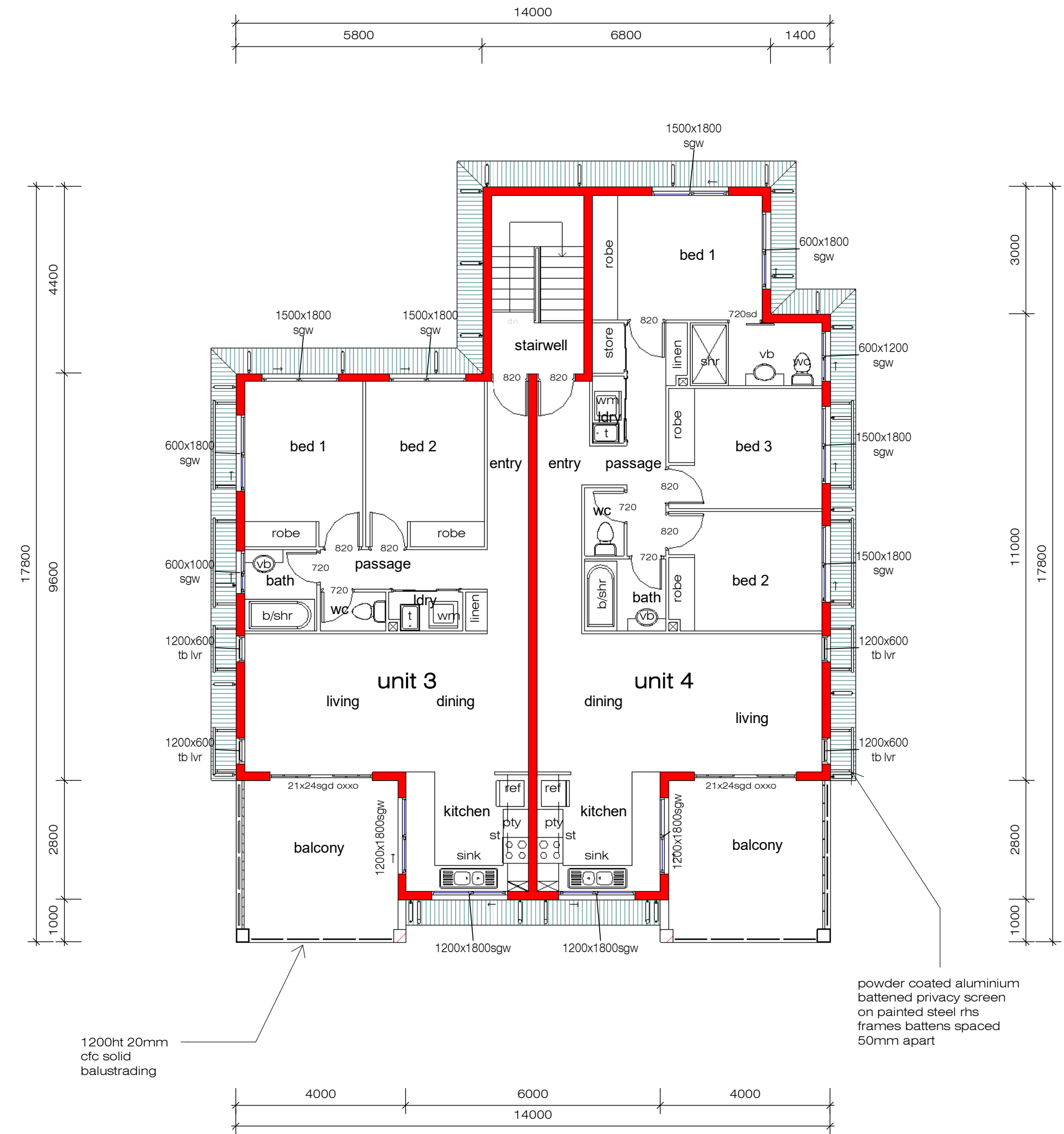
Area Schedule				
Count	Level	Name	Area	%
common				
1	first floor level	common area	10.56	2%
1	ground floor level	common area - driveway/stairs	98.24	16%
1	second floor level	common area	10.56	2%
common: 3			119.36	
unit 1				
1	first floor level	unit 1 living	76.16	12%
1	first floor level	unit 1 balcony	14.64	2%
1	ground floor level	unit 1 carpark	16.74	3%
1	ground floor level	unit 1 store	7.20	1%
unit 1: 4			114.74	
unit 2				
1	first floor level	unit 2 living	97.48	16%
1	first floor level	unit 2 balcony	14.64	2%
1	ground floor level	unit 2 carpark	14.04	2%
1	ground floor level	unit 2 store	6.70	1%
unit 2: 4			132.86	
unit 3				
1	ground floor level	unit 3 carpark	14.04	2%
1	ground floor level	unit 3 store	6.70	1%
1	second floor level	unit 3 living	76.16	12%
1	second floor level	unit 3 balcony	14.64	2%
unit 3: 4			111.54	
unit 4				
1	ground floor level	unit 4 carpark	16.74	3%
1	ground floor level	unit 4 carpark	14.04	2%
1	ground floor level	unit 4 store	7.20	1%
1	second floor level	unit 4 living	97.48	16%
1	second floor level	unit 4 balcony	14.64	2%
unit 4: 5			150.10	
Grand total: 20			628.60	



1 ground floor plan  
sk\_08 1 : 100



2 first floor plan  
sk\_08 1 : 100



3 second floor plan  
sk\_08 1 : 100

Preliminary  
not to be used for construction purposes

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No	Revision Schedule	Date
	Description	

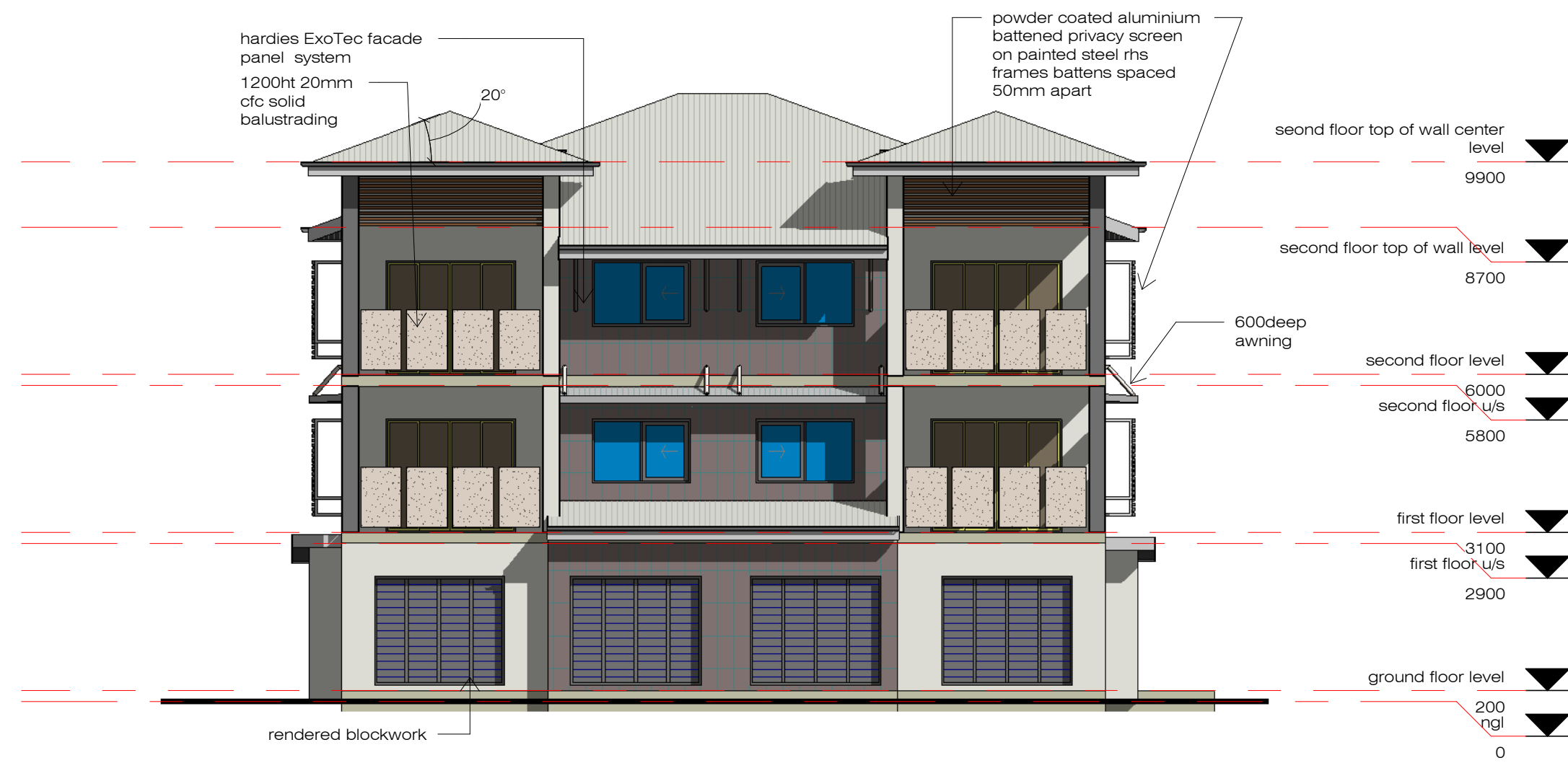
concepts  
Building Design  
tel: 07 4728 3228

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

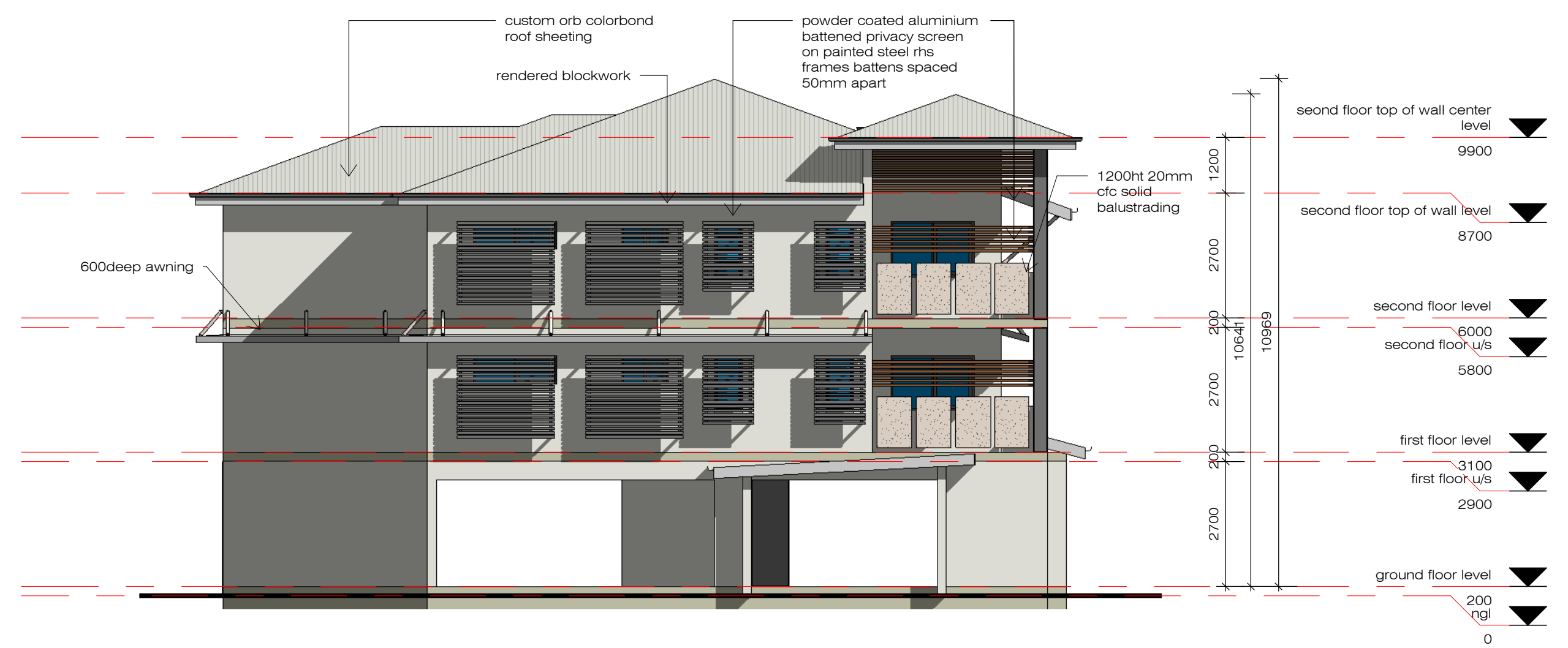
Issue Date	march 2023
Drawn	concepts
scale	1 : 100
sheet	sk_07

13-013  
printed 15/04/2023 1:47:58 PM





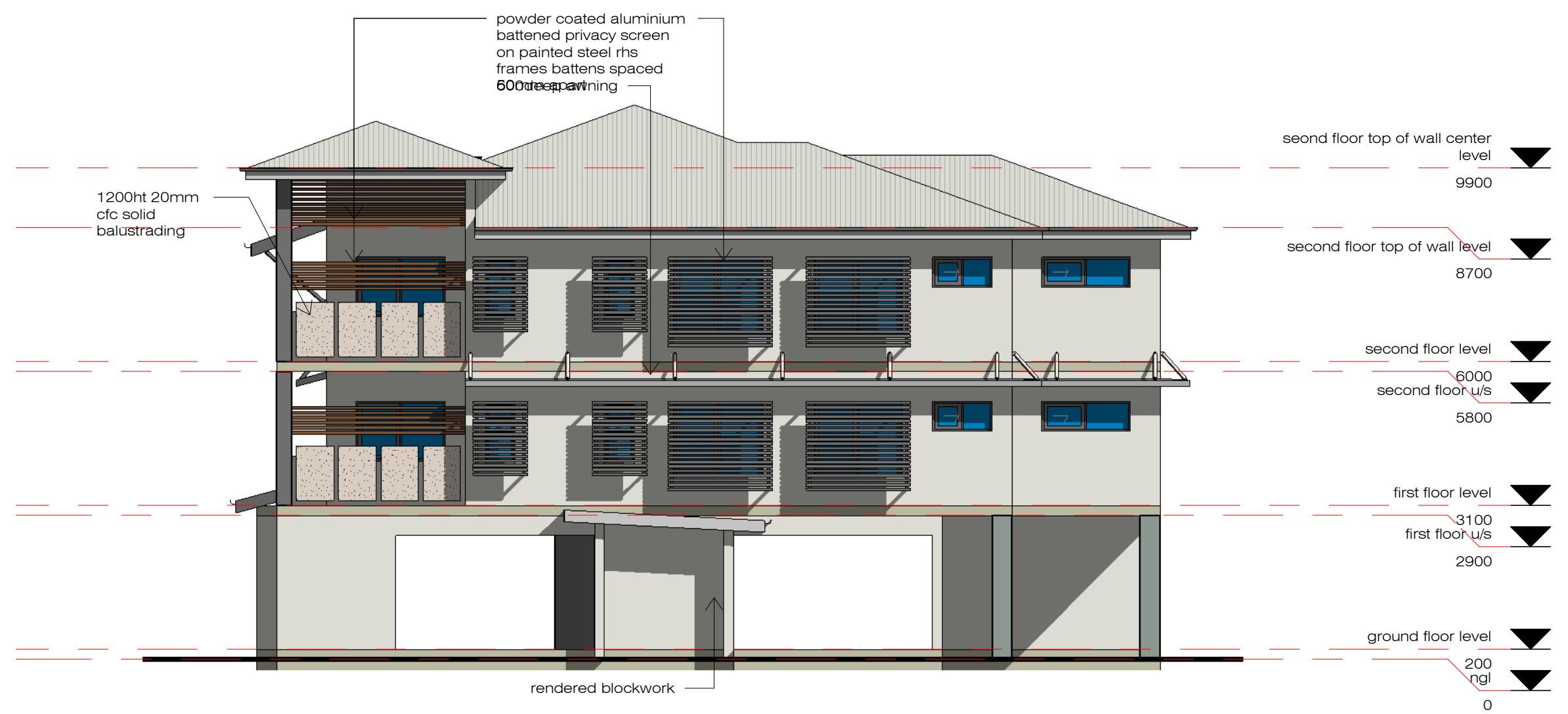
3 west elevation  
1 : 100



2 north elevation  
1 : 100



1 east elevation  
1 : 100



4 south elevation  
1 : 100

**Preliminary**  
not to be used for construction purposes

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Revision Schedule		
No	Description	Date

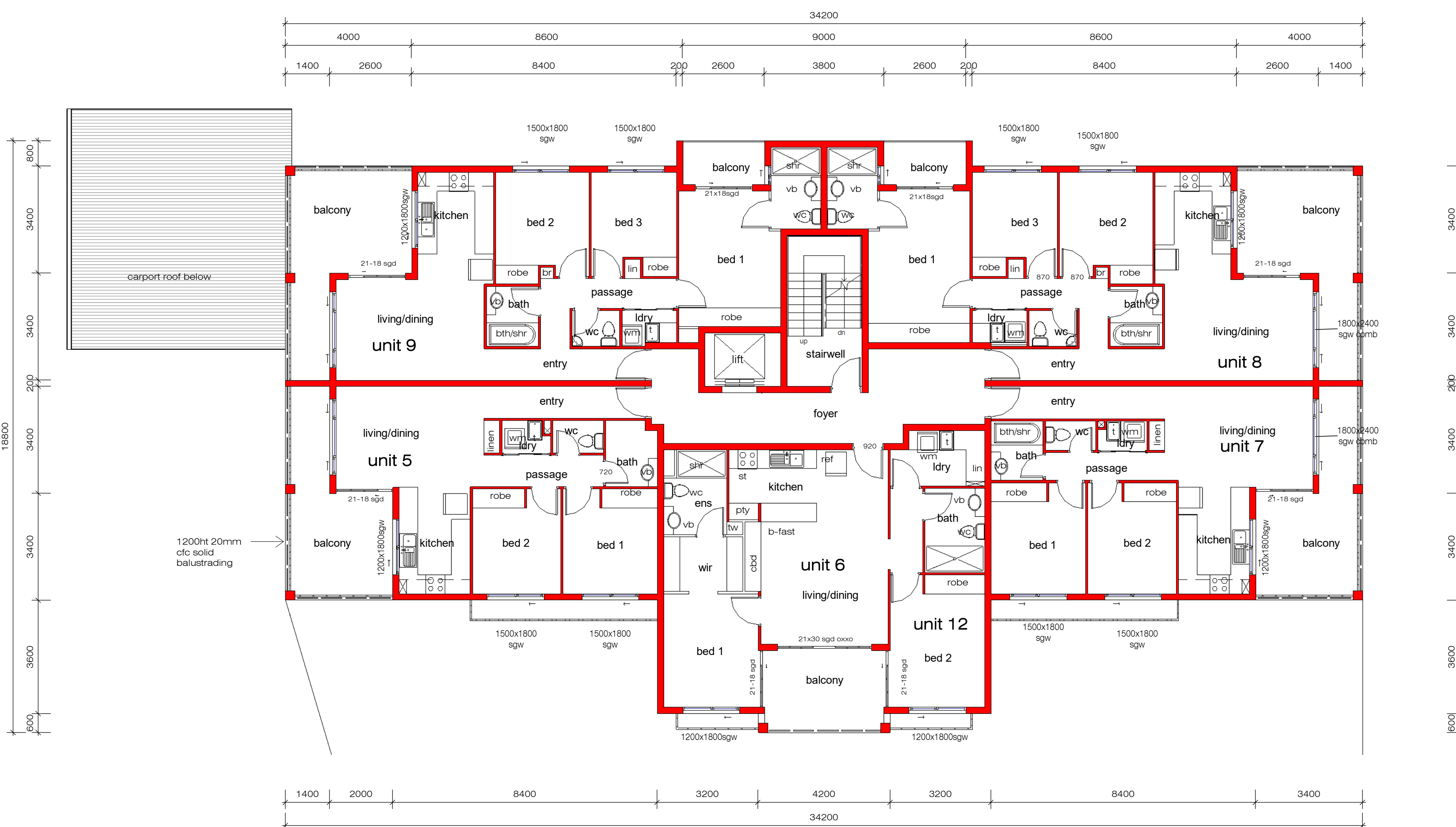


**project:**  
Proposed Multiple Dwellings  
**for:**  
Opulence Builders Group  
**at:**  
2 - 14 Waverley Lane  
Douglas

Issue Date 11/19/07  
Drawn spanti  
scale 1 : 100  
sheet sk 08  
**13-013**  
printed 15/04/2023 1:48:00 PM







1 first floor plan  
sk\_11 1 : 100

Area Schedule (Gross Building)					
Count	Level	Name	Area	%	Comments
common area					
1	ground floor level	driveway/lift/stairs/common area	227.18	10%	common area
1	first floor level	common area foyer/lift/stairs	42.46	2%	common area
1	second floor level	common area foyer/lift/stairs	42.46	2%	common area
1	third floor level	common area foyer/lift/stairs	42.46	2%	common area
4			354.56	15%	
unit 5					
1	ground floor level	unit carpark/store 5	25.08	1%	unit 5
1	first floor level	unit 5 living	65.32	3%	unit 5
1	first floor level	unit 5 balcony	18.46	1%	unit 5
3			106.86	5%	
unit 6					
1	ground floor level	unit carpark/store 6	40.50	2%	unit 6
1	first floor level	unit 6 balcony	10.12	0%	unit 6
1	first floor level	unit 6 living	84.18	4%	unit 6
3			134.80	6%	
unit 7					
1	ground floor level	unit carpark/store 7	23.56	1%	unit 7
1	first floor level	unit 7 balcony	16.46	1%	unit 7
1	first floor level	unit 7 living	65.78	3%	unit 7
3			105.80	5%	
unit 8					
1	ground floor level	unit carpark/store 8	46.36	2%	unit 8
1	first floor level	unit 8 living	88.52	4%	unit 8
1	first floor level	unit 8 balcony	18.50	1%	unit 8
1	first floor level	unit 8 balcony	3.80	0%	unit 8
4			154.16	7%	
unit 9					
1	ground floor level	unit carpark/store 9	45.60	2%	unit 9
1	first floor level	unit 9 living	86.26	4%	unit 9
1	first floor level	unit 9 balcony	18.50	1%	unit 9
1	first floor level	unit 9 balcony	3.80	0%	unit 9
4			154.16	7%	
unit 10					
1	ground floor level	unit carpark/store 10	47.12	2%	unit 10
1	second floor level	unit 10 living	86.26	4%	unit 10
1	second floor level	unit 10 balcony	18.50	1%	unit 10
1	second floor level	unit 10 balcony	3.80	0%	unit 10
4			155.68	7%	
unit 11					
1	ground floor level	unit carpark/store 11	23.56	1%	unit 11
1	second floor level	unit 11 living	65.32	3%	unit 11
1	second floor level	unit 11 balcony	16.46	1%	unit 11
3			105.34	5%	
unit 12					
1	ground floor level	unit carpark/store 12	25.08	1%	unit 12
1	second floor level	unit 12 balcony	10.12	0%	unit 12
1	second floor level	unit 12 living	84.18	4%	unit 12
3			119.38	5%	
unit 13					
1	ground floor level	unit carpark/store 13	25.08	1%	unit 13
1	second floor level	unit 13 balcony	16.46	1%	unit 13
1	second floor level	unit 13 living	65.78	3%	unit 13
3			107.32	5%	
unit 14					
1	ground floor level	unit carpark/store 14	47.12	2%	unit 14
1	second floor level	unit 14 living	88.52	4%	unit 14
1	second floor level	unit 14 balcony	18.50	1%	unit 14
1	second floor level	unit 14 balcony	3.80	0%	unit 14
4			157.94	7%	
unit 15					
1	ground floor level	unit carpark/store 15	49.88	2%	unit 15
1	third floor level	unit 15 living	86.26	4%	unit 15
1	third floor level	unit 15 balcony	18.50	1%	unit 15
1	third floor level	unit 15 balcony	3.80	0%	unit 15
4			158.44	7%	
unit 16					
1	ground floor level	unit carpark/store 16	23.56	1%	unit 16
1	third floor level	unit 16 living	65.32	3%	unit 16
1	third floor level	unit 16 balcony	16.46	1%	unit 16
3			105.34	5%	
unit 17					
1	ground floor level	unit carpark/store 17	23.56	1%	unit 17
1	third floor level	unit 17 balcony	10.12	0%	unit 17
1	third floor level	unit 17 living	84.18	4%	unit 17
3			117.86	5%	
unit 18					
1	ground floor level	unit carpark/store 18	23.56	1%	unit 18
1	third floor level	unit 18 balcony	16.46	1%	unit 18
1	third floor level	unit 18 living	65.78	3%	unit 18
3			105.80	5%	
unit 19					
1	ground floor level	unit carpark/store 19	47.48	2%	unit 19
1	third floor level	unit 19 living	88.52	4%	unit 19
1	third floor level	unit 19 balcony	18.50	1%	unit 19
1	third floor level	unit 19 balcony	3.80	0%	unit 19
4			158.30	7%	
55			2304.76	100%	

Preliminary  
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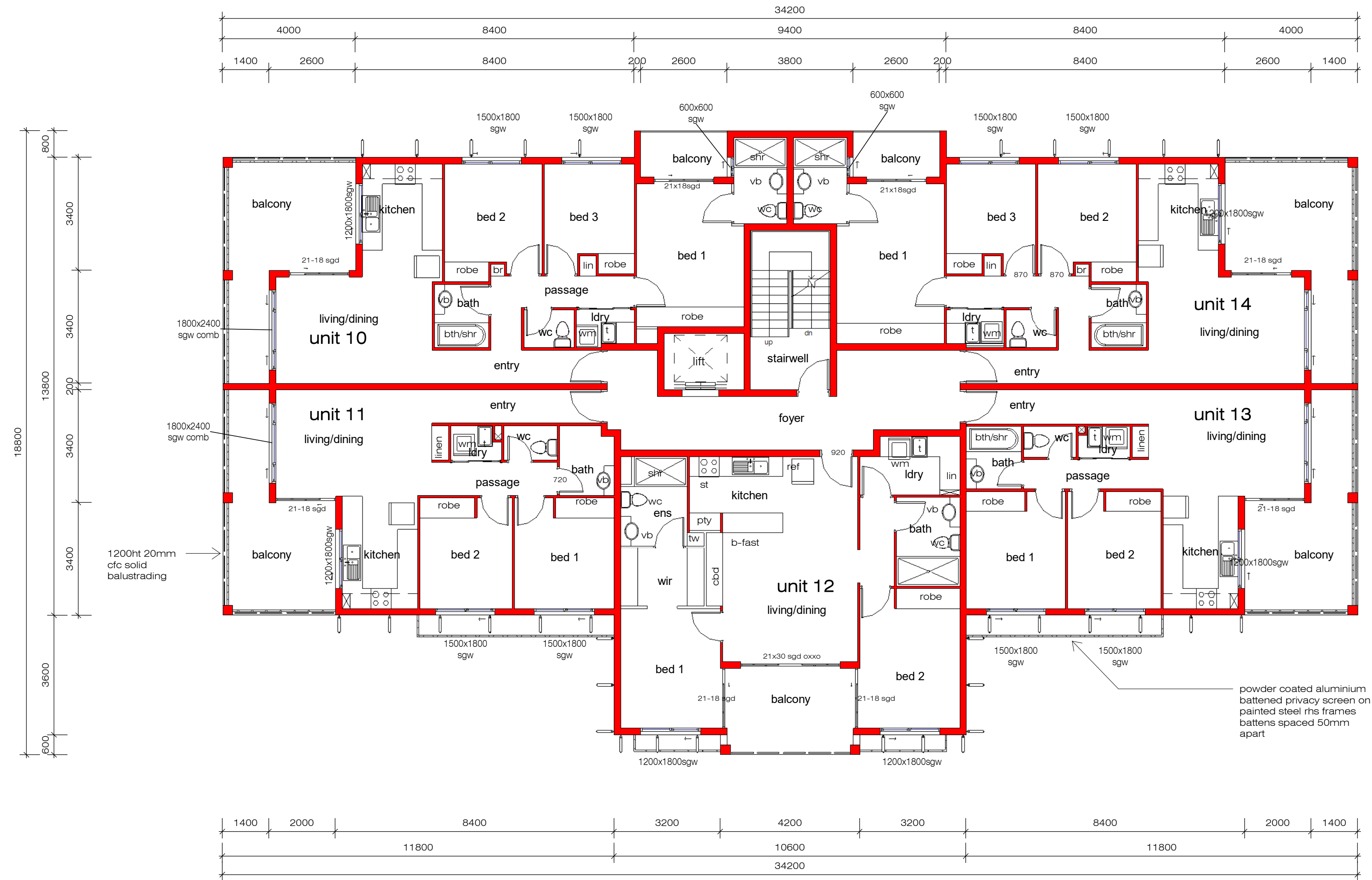
NOTES:  
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No	Revision Schedule	Date
	Description	



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

Issue Date	11/19/07
Drawn	Author
scale	1 : 100
sheet	sk_08
13-013	
printed 15/04/2023 1:19:46 PM	

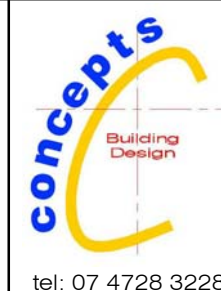


1 second floor plan  
sk\_11 1 : 100

Preliminary  
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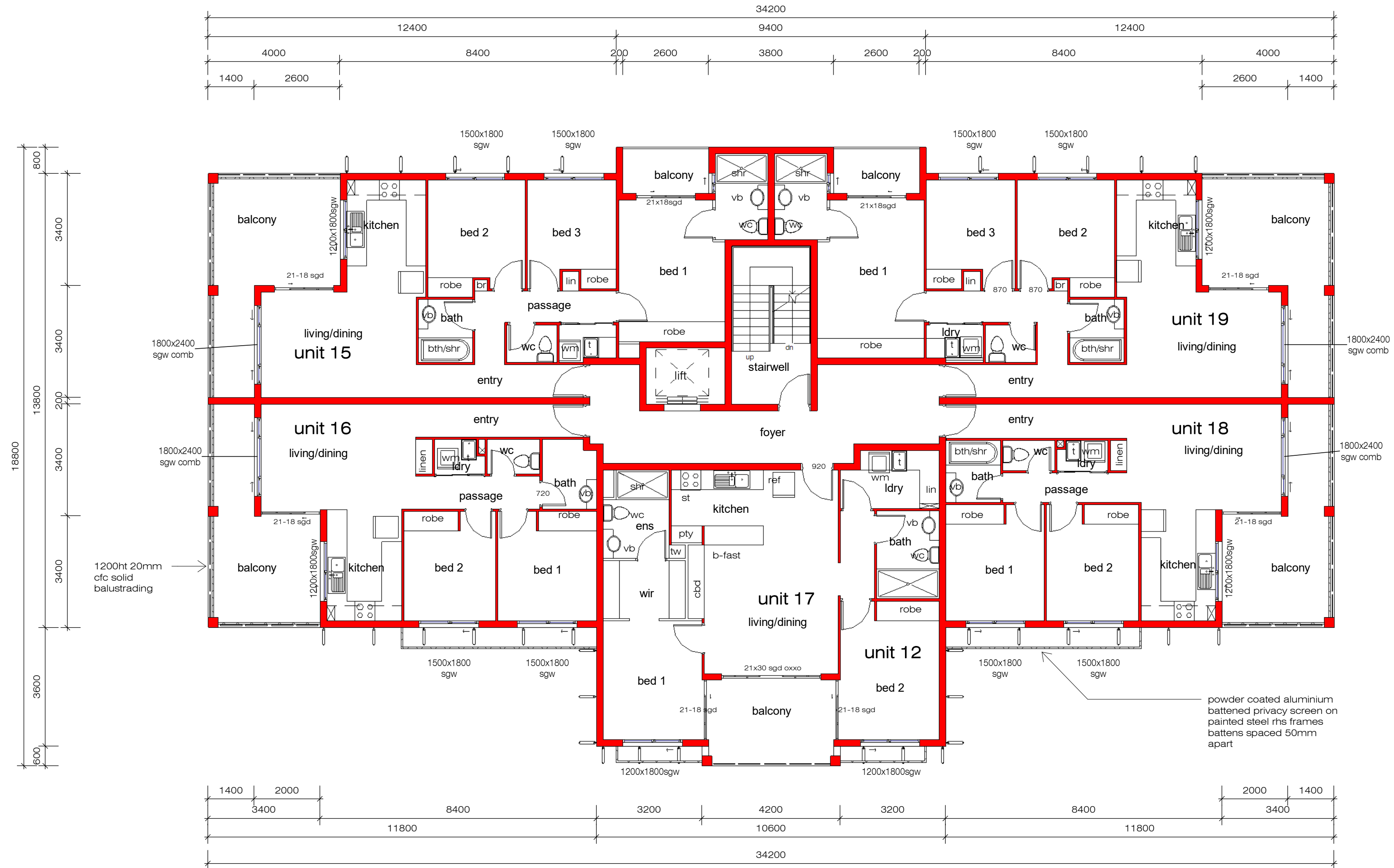
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No	Revision Schedule	Date
	Description	



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

Issue Date	11/19/07
Drawn	Author
scale	1 : 100
sheet	sk_09
13-013	
printed 15/04/2023 1:19:47 PM	

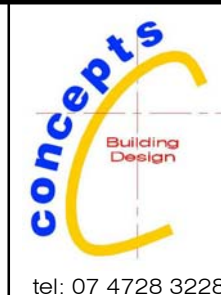


1 third floor plan  
sk\_11 1 : 100

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not to be used for construction purposes

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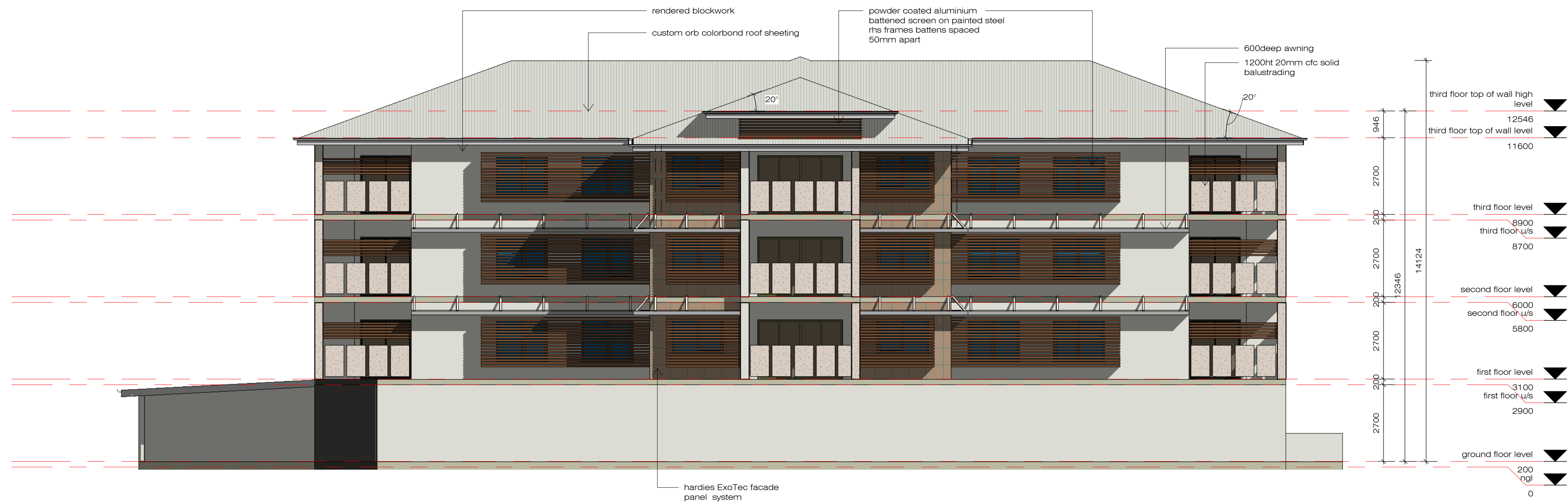
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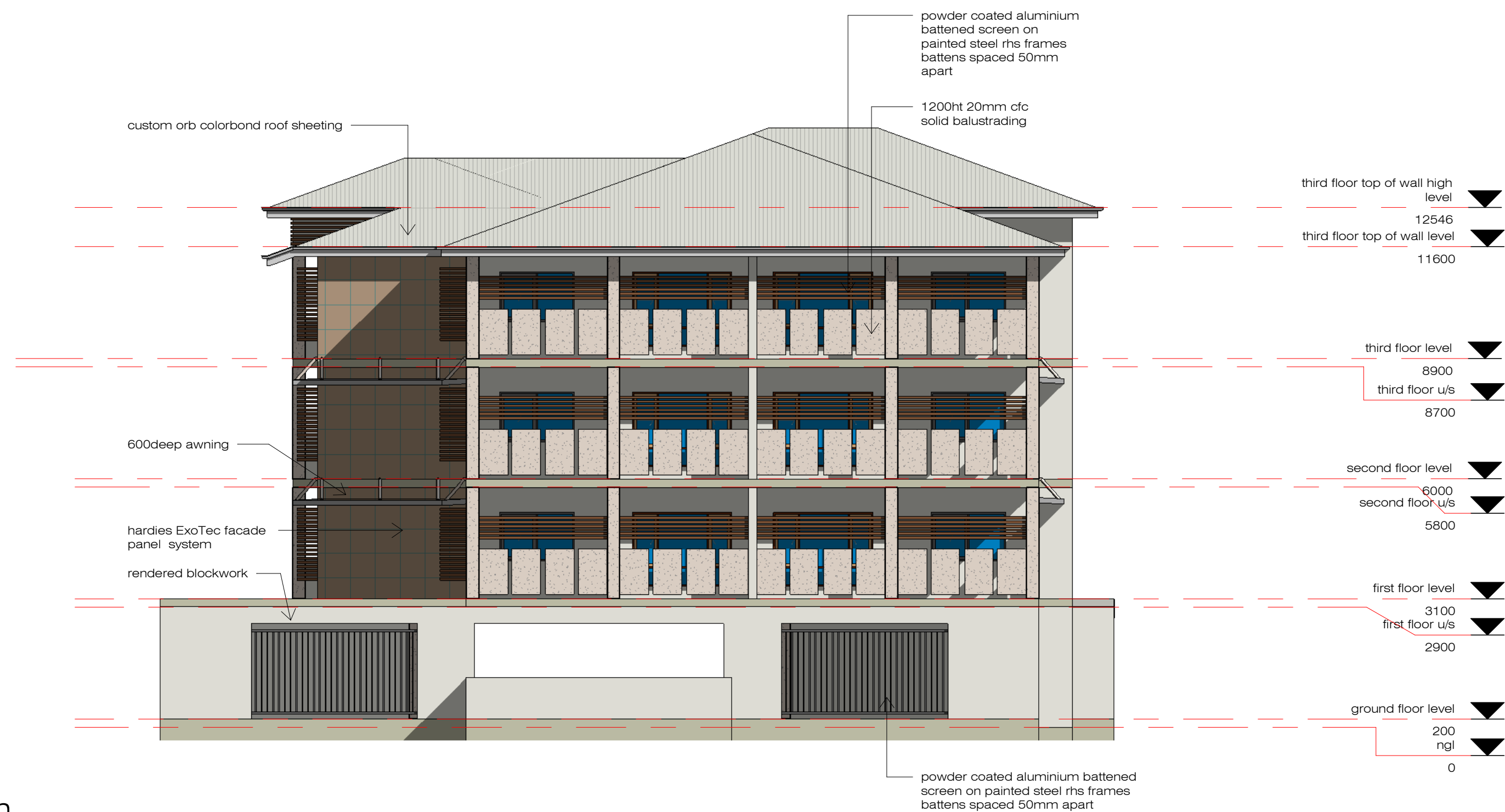
project:  
Proposed Multiple Dwellings  
for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date 04/14/23  
Drawn Author  
scale 1 : 100  
sheet sk\_10  
13-013  
printed 15/04/2023 1:19:48 PM





2 front elevation  
wd13 1:100



1 side-left elevation  
wd13 1:100

Preliminary  
not to be used for construction purposes

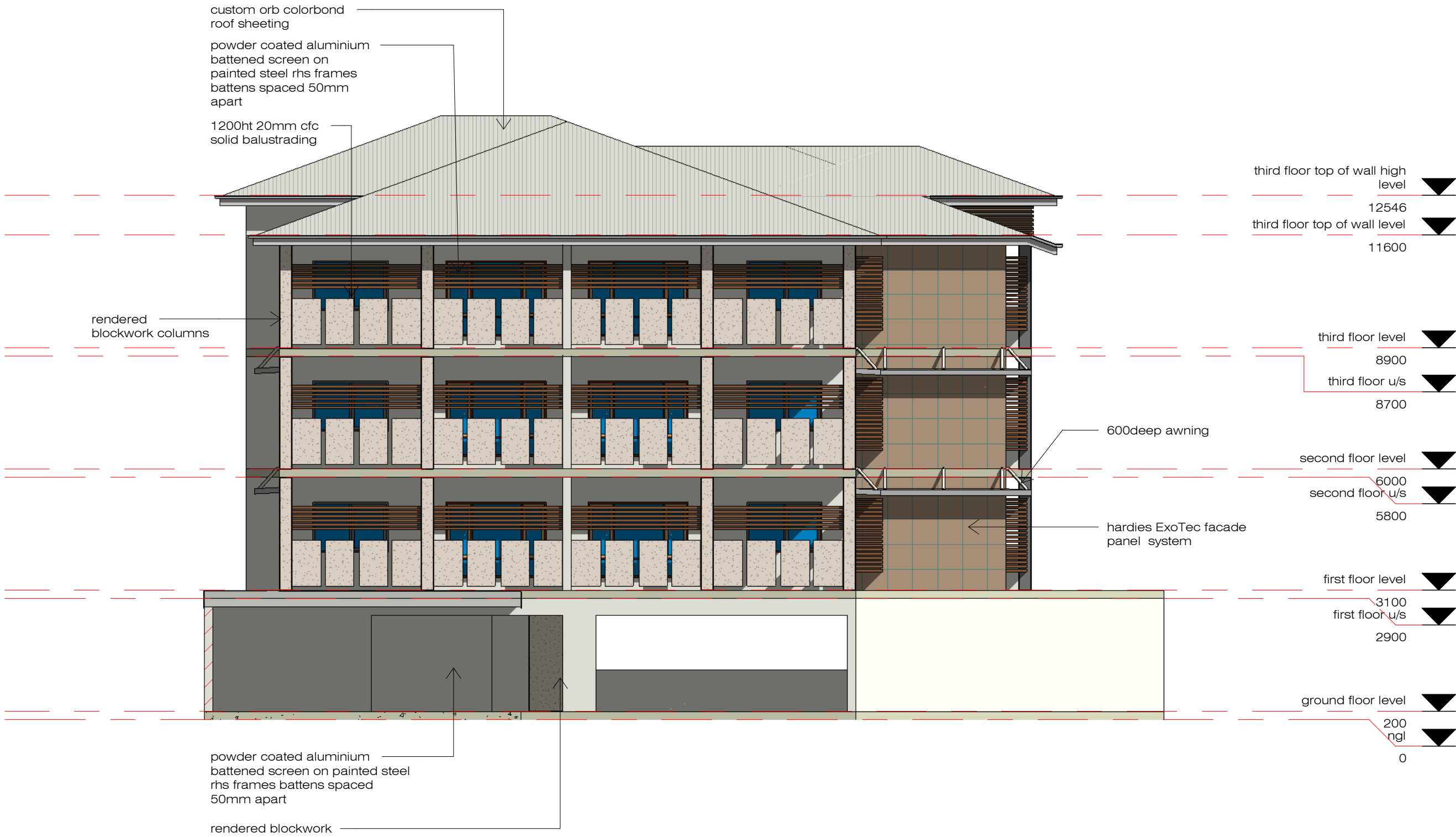
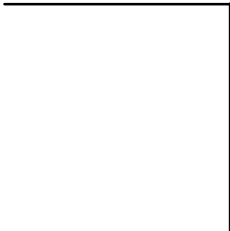
NOTES:  
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No	Description	Date



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

Issue Date	11/19/07
Drawn	Author
scale	1:100
sheet	sk 11
	13-013
	printed 15/04/2023 1:19:51 PM



1 side-right elevation  
wd13 1 : 100



2 rear elevation  
wd13 1 : 100

Preliminary  
not to be used for construction purposes

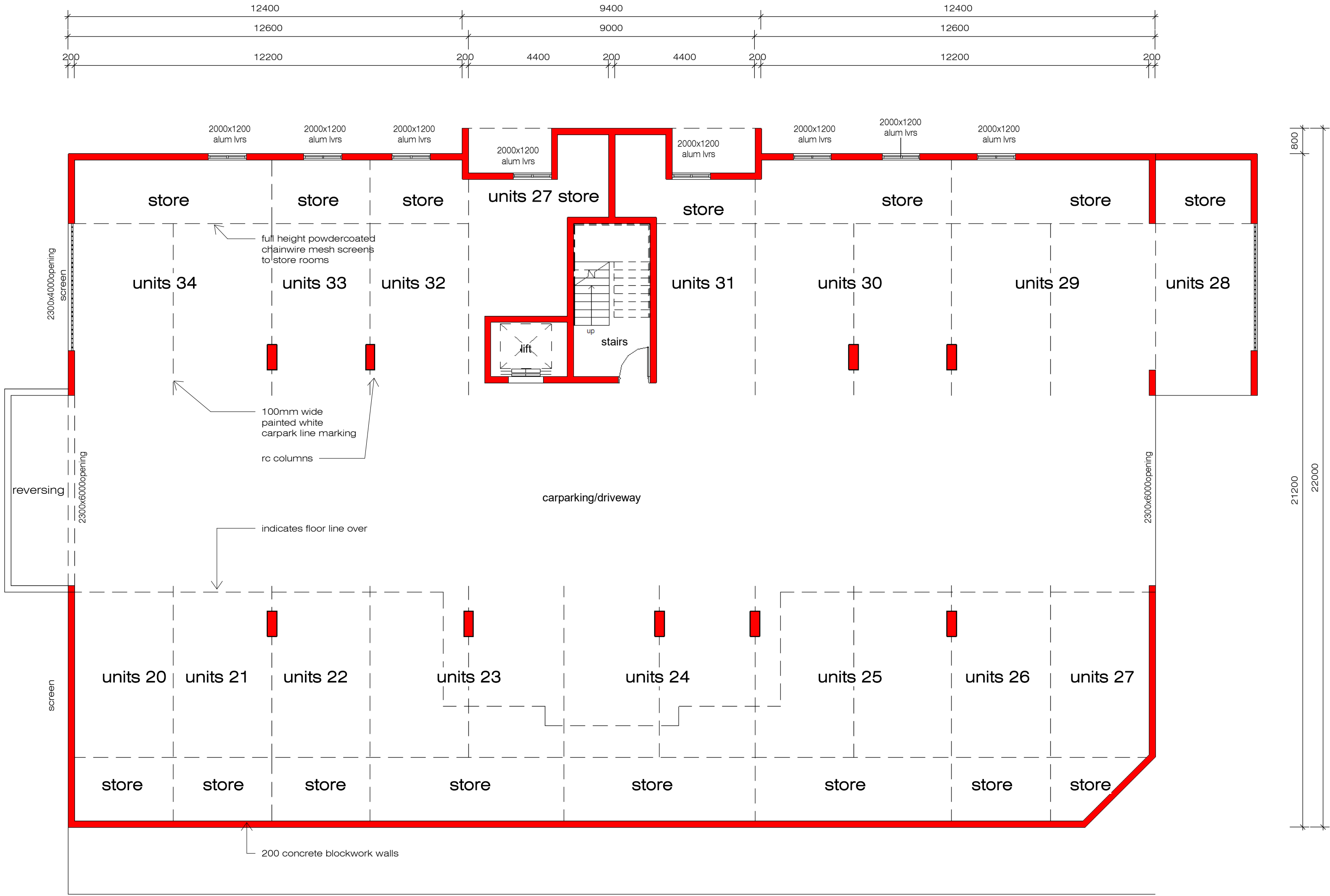
NOTES:  
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No	Revision Schedule	Date
	Description	



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

Issue Date	11/19/07
Drawn	Author
scale	1 : 100
sheet	sk 12
13-013	
printed 15/04/2023 1:19:53 PM	



1 ground floor level  
sk\_17 1 : 100

Preliminary  
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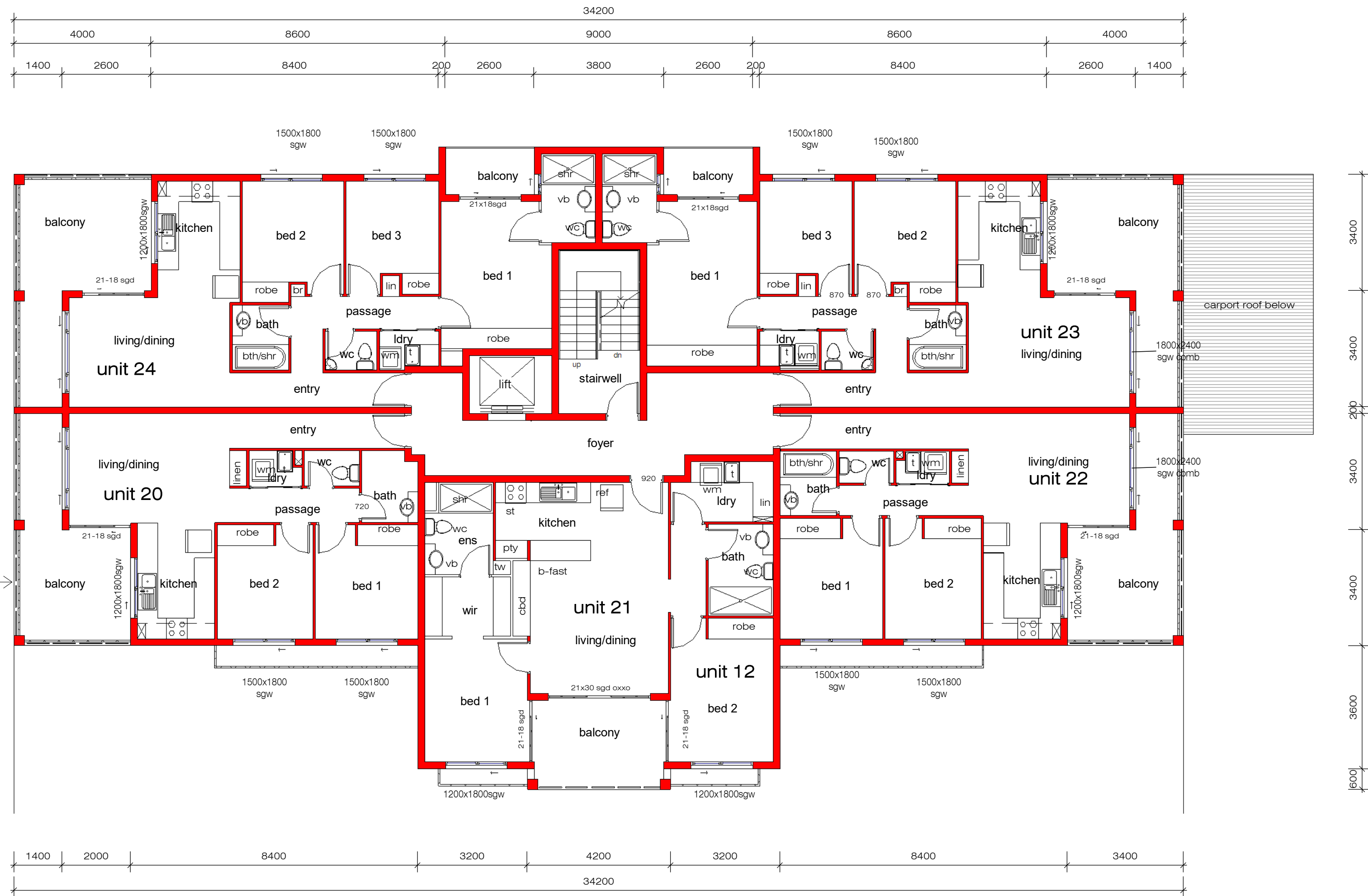
No	Revision Schedule	Date
	Description	



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

Issue Date	march 2023
Drawn	concepts
scale	1 : 100
sheet	sk_13
13-013	
printed 15/04/2023 1:17:14 PM	





Area Schedule (Gross Building)					
Count	Level	Name	Area	%	Comments
common area					
1	ground floor level	driveway/lift/stairs/common area	227.18	10%	common area
1	first floor level	common area foyer/lift/stairs	42.46	2%	common area
1	second floor level	common area foyer/lift/stairs	42.46	2%	common area
1	third floor level	common area foyer/lift/stairs	42.46	2%	common area
4			354.56	15%	
unit 5					
1	ground floor level	unit carpark/store 5	25.08	1%	unit 5
1	first floor level	unit 5 living	65.32	3%	unit 5
1	first floor level	unit 5 balcony	18.46	1%	unit 5
3			105.86	5%	
unit 6					
1	ground floor level	unit carpark/store 6	23.56	1%	unit 6
1	first floor level	unit 6 balcony	10.12	0%	unit 6
1	first floor level	unit 6 living	84.18	4%	unit 6
3			117.86	5%	
unit 7					
1	ground floor level	unit carpark/store 7	23.56	1%	unit 7
1	first floor level	unit 7 balcony	16.46	1%	unit 7
1	first floor level	unit 7 living	65.78	3%	unit 7
3			105.80	5%	
unit 8					
1	ground floor level	unit carpark/store 8	46.36	2%	unit 8
1	first floor level	unit 8 living	88.52	4%	unit 8
1	first floor level	unit 8 balcony	18.50	1%	unit 8
1	first floor level	unit 8 balcony	3.80	0%	unit 8
4			154.16	7%	
unit 9					
1	ground floor level	unit carpark/store 9	45.60	2%	unit 9
1	first floor level	unit 9 living	86.26	4%	unit 9
1	first floor level	unit 9 balcony	18.50	1%	unit 9
1	first floor level	unit 9 balcony	3.80	0%	unit 9
4			154.16	7%	
unit 10					
1	ground floor level	unit carpark/store 10	47.12	2%	unit 10
1	second floor level	unit 10 living	86.26	4%	unit 10
1	second floor level	unit 10 balcony	18.50	1%	unit 10
1	second floor level	unit 10 balcony	3.80	0%	unit 10
4			155.68	7%	
unit 11					
1	ground floor level	unit carpark/store 11	23.56	1%	unit 11
1	second floor level	unit 11 living	65.32	3%	unit 11
1	second floor level	unit 11 balcony	16.46	1%	unit 11
3			105.34	5%	
unit 12					
1	ground floor level	unit carpark/store 12	25.08	1%	unit 12
1	second floor level	unit 12 balcony	10.12	0%	unit 12
1	second floor level	unit 12 living	84.18	4%	unit 12
3			119.38	5%	
unit 13					
1	ground floor level	unit carpark/store 13	25.08	1%	unit 13
1	second floor level	unit 13 balcony	16.46	1%	unit 13
1	second floor level	unit 13 living	65.78	3%	unit 13
3			107.32	5%	
unit 14					
1	ground floor level	unit carpark/store 14	47.12	2%	unit 14
1	second floor level	unit 14 living	88.52	4%	unit 14
1	second floor level	unit 14 balcony	18.50	1%	unit 14
1	second floor level	unit 14 balcony	3.80	0%	unit 14
4			157.94	7%	
unit 15					
1	ground floor level	unit carpark/store 15	49.88	2%	unit 15
1	third floor level	unit 15 living	86.26	4%	unit 15
1	third floor level	unit 15 balcony	18.50	1%	unit 15
1	third floor level	unit 15 balcony	3.80	0%	unit 15
4			158.44	7%	
unit 16					
1	ground floor level	unit carpark/store 16	23.56	1%	unit 16
1	third floor level	unit 16 living	65.32	3%	unit 16
1	third floor level	unit 16 balcony	16.46	1%	unit 16
3			105.34	5%	
unit 17					
1	ground floor level	unit carpark/store 17	23.56	1%	unit 17
1	third floor level	unit 17 balcony	10.12	0%	unit 17
1	third floor level	unit 17 living	84.18	4%	unit 17
3			117.86	5%	
unit 18					
1	ground floor level	unit carpark/store 18	23.56	1%	unit 18
1	third floor level	unit 18 balcony	16.46	1%	unit 18
1	third floor level	unit 18 living	65.78	3%	unit 18
3			105.80	5%	
unit 19					
1	ground floor level	unit carpark/store 19	49.40	2%	unit 19
1	third floor level	unit 19 living	88.52	4%	unit 19
1	third floor level	unit 19 balcony	18.50	1%	unit 19
1	third floor level	unit 19 balcony	3.80	0%	unit 19
4			160.22	7%	
55			2289.74	100%	

1 first floor plan  
sk\_17 1 : 100

Preliminary  
not to be used for construction purposes

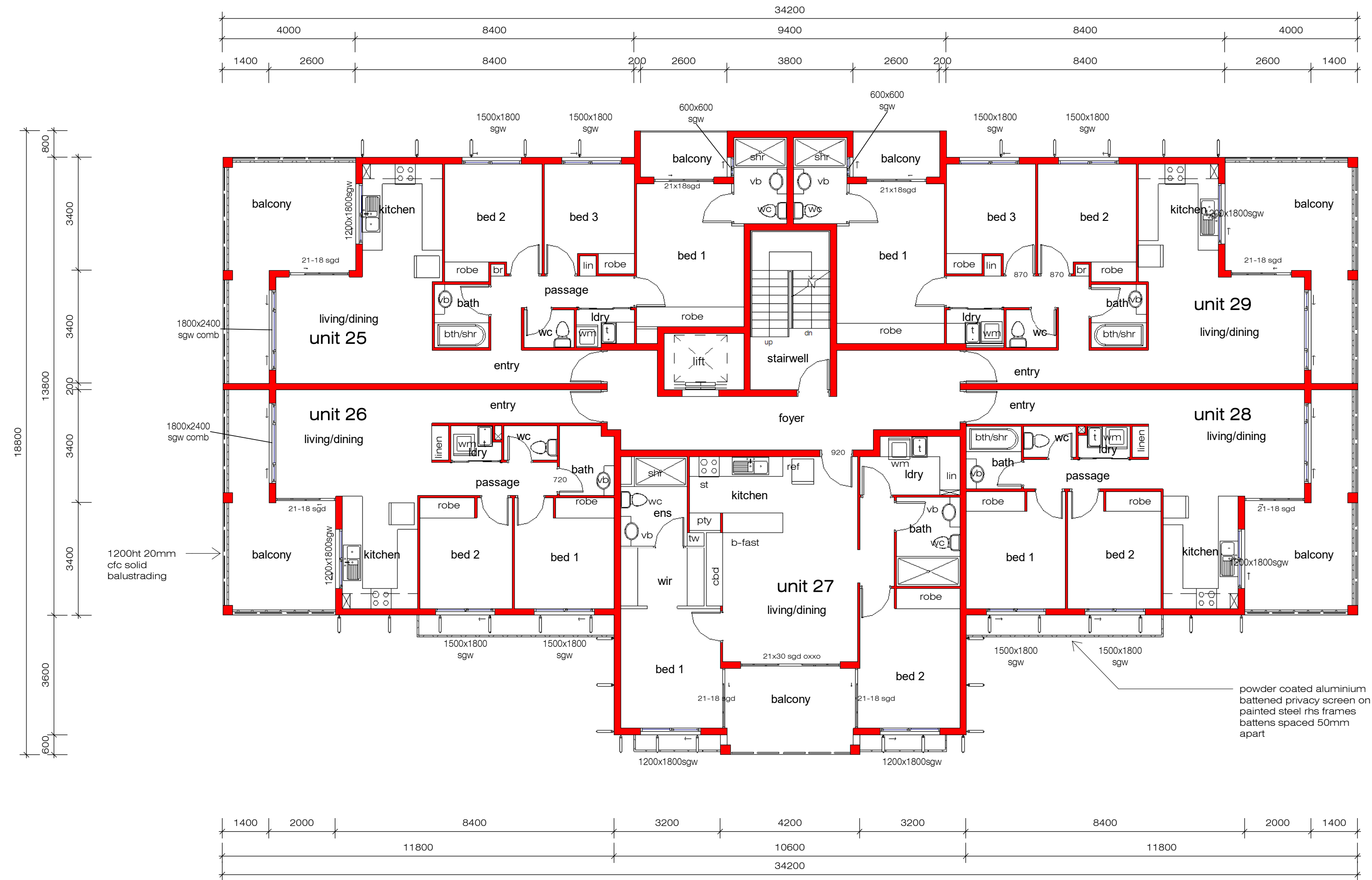
NOTES:  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

No	Revision Schedule	Date
	Description	



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

Issue Date	11/19/07
Drawn	Author
scale	1 : 100
sheet	sk_14
13-013	
printed 15/04/2023 1:17:14 PM	



1 second floor plan  
sk\_17 1 : 100

Preliminary  
not to be used for construction purposes

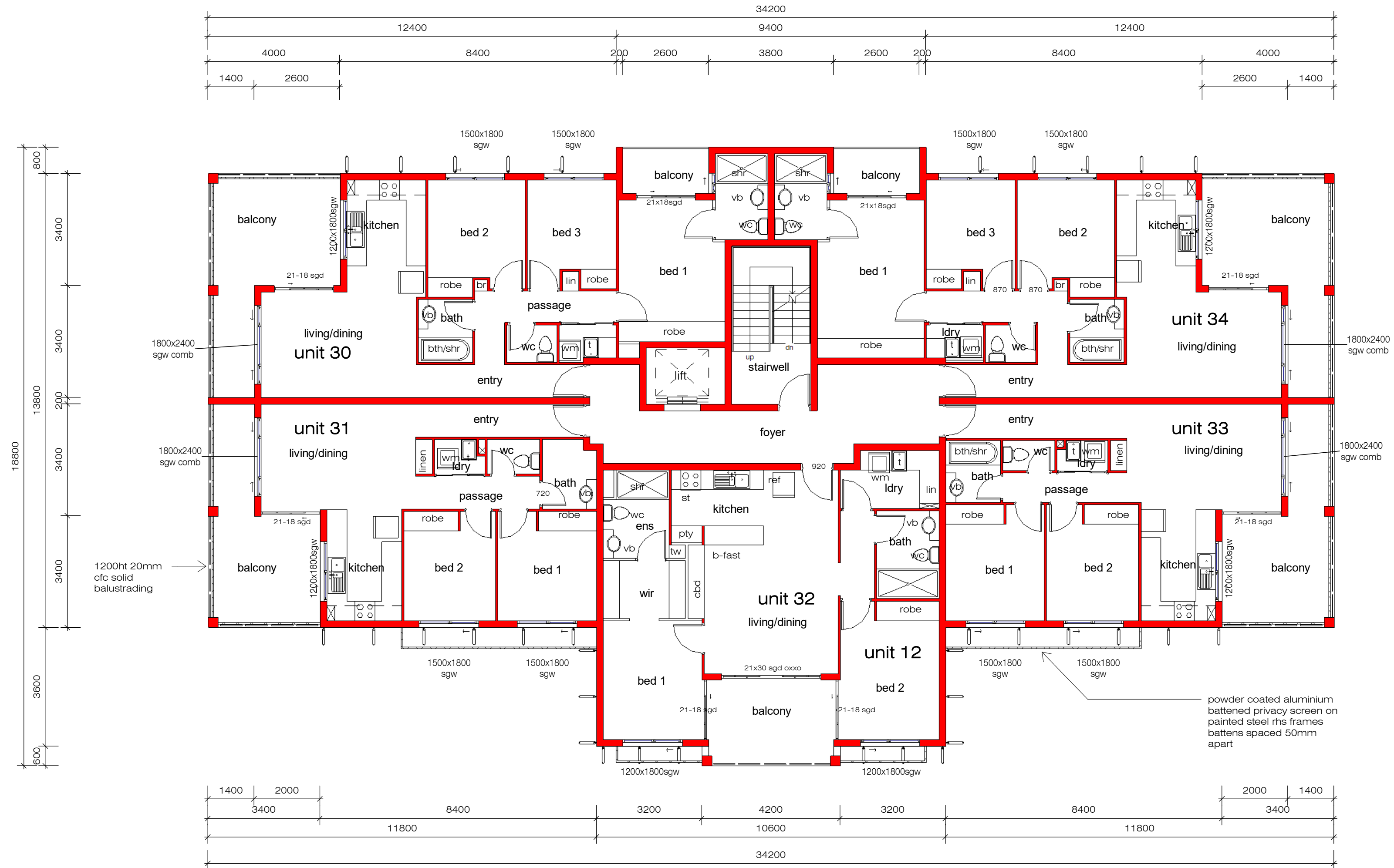
NOTES:  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

No	Revision Schedule	Date
	Description	



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

Issue Date	11/19/07
Drawn	Author
scale	1 : 100
sheet	sk_15
13-013	
printed 15/04/2023 1:17:16 PM	



1 third floor plan  
sk\_17 1 : 100

Preliminary  
not to be used for construction purposes

NOTES:  
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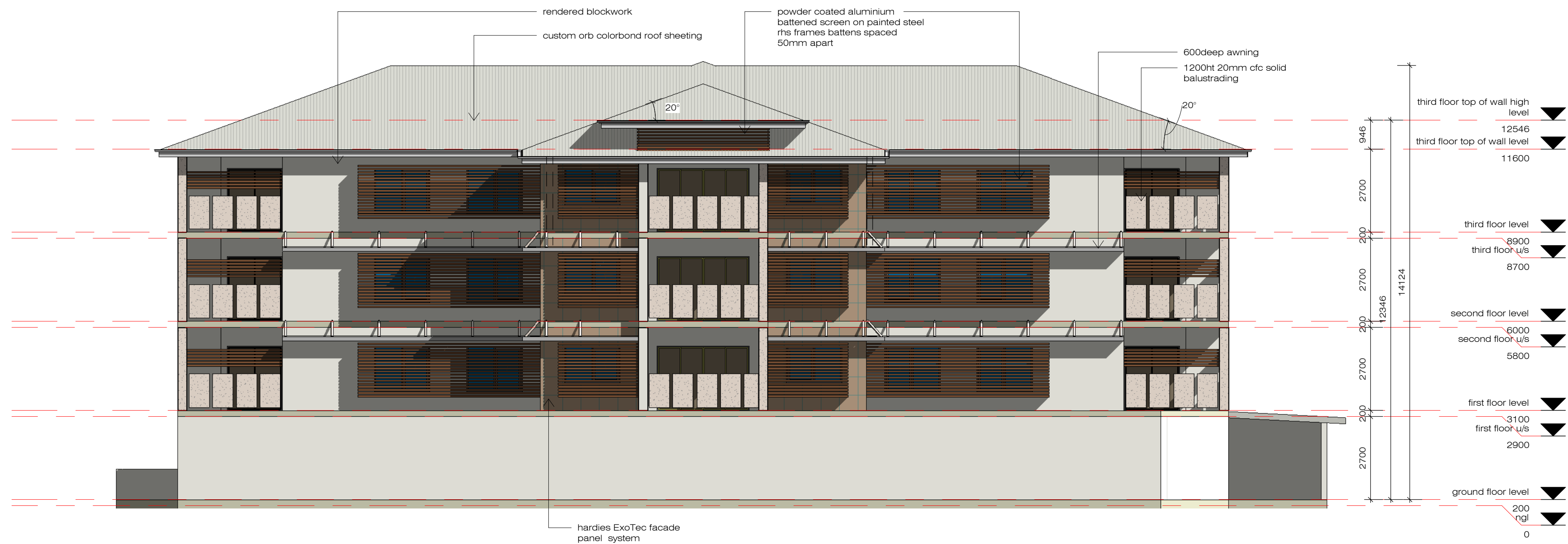
No	Revision Schedule	Date
	Description	



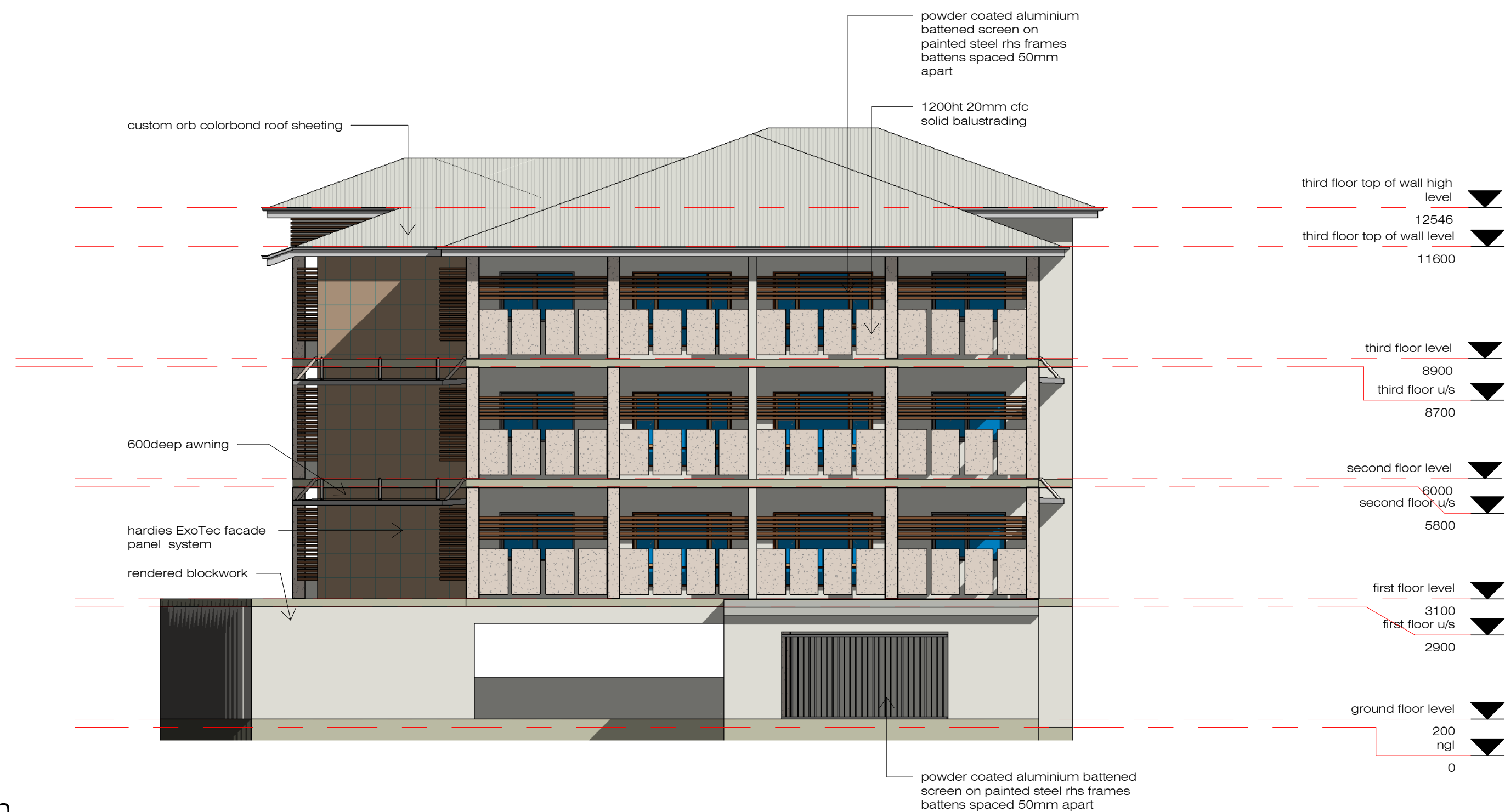
project:  
Proposed Multiple Dwellings  
for:  
Opulence Builders Group  
at:  
2-14 Waverley Lane  
Douglas

Issue Date	04/14/23
Drawn	Author
scale	1 : 100
sheet	sk_16
13-013	
printed 15/04/2023 1:17:17 PM	





2 front elevation  
wd13 1 : 100



1 side-left elevation  
wd13 1 : 100

Preliminary  
not to be used for construction purposes

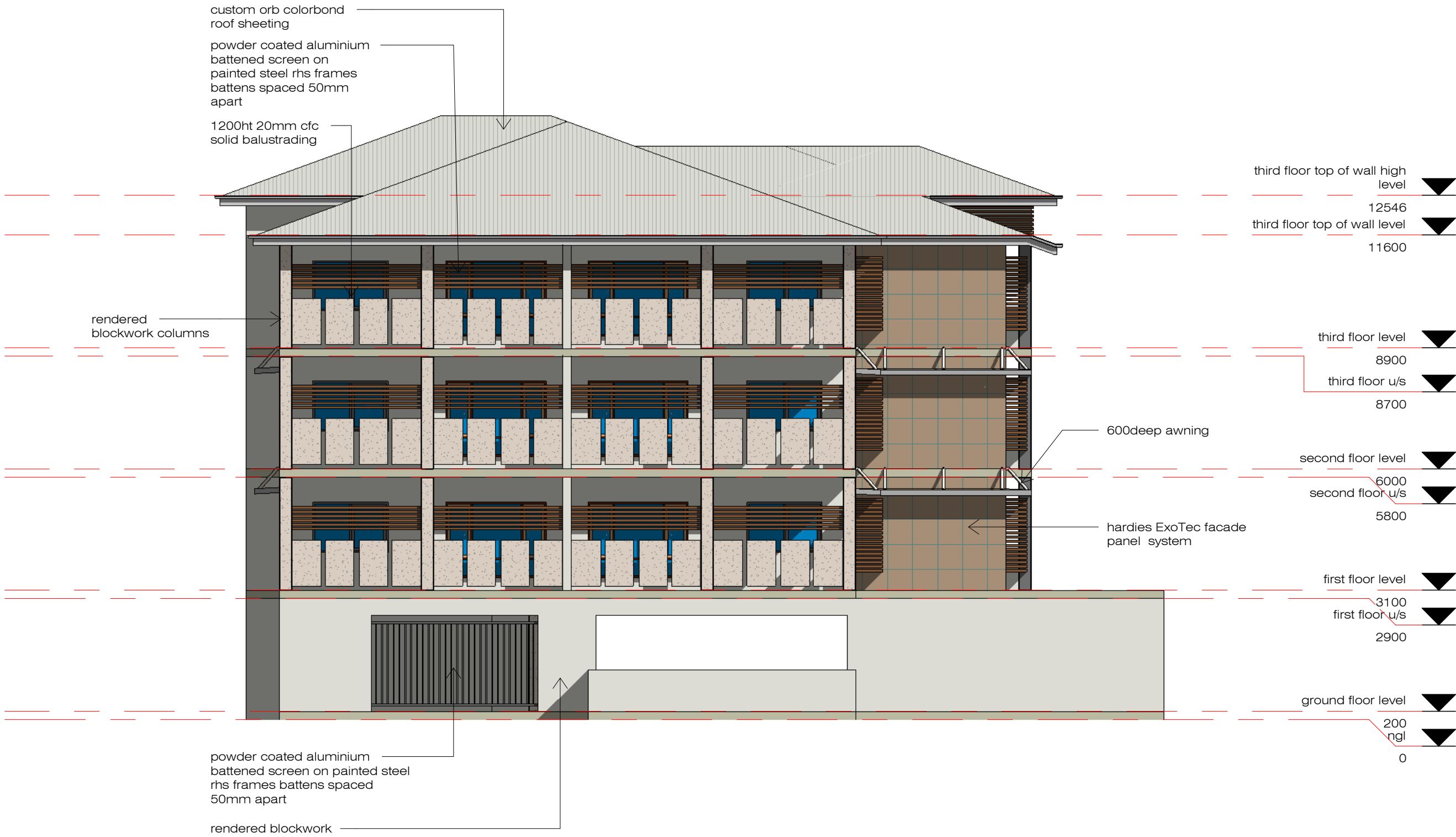
NOTES:  
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No	Revision Schedule	Date
	Description	



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

Issue Date	11/19/07
Drawn	Author
scale	1 : 100
sheet	sk 17
13-013	
printed 15/04/2023 1:17:19 PM	



1 side-right elevation  
wd13 1 : 100



2 rear elevation  
wd13 1 : 100

Preliminary  
not to be used for construction purposes

NOTES:  
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No	Revision Schedule	Date
	Description	



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

Issue Date	11/19/07
Drawn	Author
scale	1 : 100
sheet	sk 18
13-013	
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# Appendix 5



## Townsville City Plan – Medium Density Residential Zone Code

### Purpose

The purpose of the Medium Impact Industry Zone Code is to *provide for a range and mix of dwelling types including dwelling houses and multiple dwellings.*

The particular purpose of the code is to:

- a) *provide opportunities for medium density living close to centres and other community nodes in a generally low to medium-rise built form;*
- b) *maintain a high level of residential amenity; and*
- c) *achieve accessible, well-serviced and well-designed communities.*

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

- a) *residential development consists primarily of low-rise (up to 3 storeys in building height) apartments or town house style dwellings, together with a mix of lot sizes or duplex housing types. Taller, more intensive built form will generally be limited to key infill locations near the city's major centres, as specifically intended in particular precincts;*
- b) *built form creates an attractive and pedestrian oriented streetscape which integrates with nearby centres, public transport and community activities;*
- c) *reconfiguration creates lots which facilitate the location of dwellings which address the street and allow for climate-responsive building orientation;*
- d) *residential uses may also include residential care facilities, retirement facilities, rooming accommodation and short-term accommodation;*
- e) *development maintains a high level of residential amenity on the site and in the neighbourhood;*
- f) *residential development is protected from the impacts of nearby centres, industrial activities, transport corridors and infrastructure installations and major facilities such as the port, airport and Department of Defence landholdings;*
- g) *the design of development promotes accessibility by walking, cycling and public transport;*
- h) *the design of development is responsive to the city's climate by taking into account prevailing breezes, slope and solar orientation, provision of awnings and promotes sustainable practices including energy efficiency and water conservation; and*
- i) *non-residential uses only occur where they are specifically intended in particular precincts or where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centres.*

Performance Outcome/Acceptable Outcomes		Response
For accepted development subject to requirements and assessable development		
Sales Office		
<b>PO2:</b> The use does not adversely impact on the amenity of the surrounding land uses and local character.	<b>AO2:</b> Development of the sales office is in place for no more than two years.	<b>Not applicable</b>





Performance Outcome/Acceptable Outcomes		Response
<b>Home Based Business</b>		
<b>PO1:</b> The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	<b>AO1.1:</b> The home based business: <ul style="list-style-type: none"> <li>a) is carried out in an existing building or structure;</li> <li>b) does not use more than 60m<sup>2</sup> of the gross floor area of the building or structure;</li> <li>c) involves at least one or more residents of the dwelling house;</li> <li>d) involves not more than one non-resident employee;</li> <li>e) where bed and breakfast accommodation does not exceed three bedrooms;</li> <li>f) does not generate more than 1 heavy vehicle trip per week;</li> <li>g) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal domestic trips associated with the dwelling;</li> <li>h) contains visitor parking within the site;</li> <li>i) does not involve hiring out of materials, goods, appliances or vehicles; and</li> <li>j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site.</li> </ul> <b>AO1.2:</b> Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.	<b>Not applicable</b>
	<b>AO1.3:</b> Other than where a bed and breakfast or home based childcare the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.	
	<b>AO2.4:</b> Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i> .	



Performance Outcome/Acceptable Outcomes		Response
<b>Secondary Dwelling</b>		
<b>PO3:</b> Secondary dwellings are: <ul style="list-style-type: none"> <li>a) are subordinate, small-scaled dwellings;</li> <li>b) contribute to a safe and pleasant living environment; and</li> <li>c) does not cause adverse impacts on adjoining properties</li> </ul>	<b>AO3:</b> The secondary dwelling <ul style="list-style-type: none"> <li>a) has a GFA, exclusive of a single carport or garage, of not more than 90m<sup>2</sup>; and</li> <li>b) is located not more than 20m from the primary house</li> </ul>	<b>Not applicable</b>
<b>For accepted development subject to requirements and assessable development</b>		
<b>Amenity</b>		
<b>PO4:</b> Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) visual impact;</li> <li>e) odour and emissions;</li> <li>f) lighting;</li> <li>g) access to sunlight;</li> <li>h) privacy; and</li> <li>i) outlook.</li> </ul>		<b>Complies</b> The proposed development has been intentionally designed to enhance and maintain the existing residential character and amenity of the surrounding locality, particularly noting Medium density residential built-form within surrounding land along the Waverley frontage.  The proposed development is considered to achieve PO4, given: <ul style="list-style-type: none"> <li>▪ The proposed built form has been intentionally designed and sited as to present as three-storeys from the Waverley Lane frontage, to maintain of comparable scale to surrounding built form.</li> <li>▪ The proposed development facilitates all traffic through Waverley Lane, maintaining the existing nature of traffic movement within the road corridor.</li> <li>▪ The proposed development reduces the scale of proposed accommodation to the Waverley Lane frontage, proposing only 4 units directly fronting the road parcel, with the larger scale accommodation buildings located to the rear of the site.</li> <li>▪ The proposed development incorporates screening to all private outdoor balconies and external windows, mitigating noise emissions,</li> </ul>



Performance Outcome/Acceptable Outcomes	Response
	<p>visual impact, privacy and overlooking impact to surrounding residents.</p> <ul style="list-style-type: none"> <li>▪ The proposed development involves extensive landscaping throughout.</li> <li>▪ The proposed development provides for a multiple dwelling use that is consistent with existing development within the immediate surrounding locality. Particularly noting the adjoining property at 237-239 Riverway Drive, being a five storey, mixed use development involving health care services to the ground floor and accommodation to the upper storeys.</li> <li>▪ The proposed development involves a high level of visual amenity to Waverley Lane, noting built-form has been tapered to the main road frontage to mitigate visual impact as well as the inclusion of a 3m landscape strip the full width of the frontage.</li> <li>▪ The proposed development involves a residential use supported by surrounding residential and centre uses and infrastructure.</li> <li>▪ Sufficient on-site car parks are provided in accordance with planning scheme requirements.</li> <li>▪ Shared recreational space associated with the development has been strategically located centrally within the development to avoid adverse impact to surrounding residential development.</li> </ul>
<p><b>PO5:</b> Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	<p><b>Complies</b> The proposed development provides for appropriate landscaping on-site. Specifically:</p> <ul style="list-style-type: none"> <li>▪ A 3m landscaping strip is provided to the road frontage.</li> </ul>



Performance Outcome/Acceptable Outcomes	Response
	<ul style="list-style-type: none"> <li>Refuse facilities and plant equipment is appropriately screened and not visible from the road frontage.</li> <li>Extensive landscaping is provisioned throughout the site, particularly to parking areas, providing a high level of amenity and shading.</li> </ul>
<b>Crime prevention through environmental design</b>	
<b>PO6:</b> Development facilitates the security of people and property having regard to: <ul style="list-style-type: none"> <li>a) opportunities for casual surveillance and sight lines;</li> <li>b) exterior building design that promotes safety;</li> <li>c) adequate lighting;</li> <li>d) appropriate signage and wayfinding;</li> <li>e) minimisation of entrapment locations; and</li> <li>f) building entrances, loading and storage areas that are well lit and lockable after hours.</li> </ul>	<b>Complies</b> The proposed development involves a multiple dwelling with access and fenestrations overlooking Waverley Lane and established parkway along Ross River, providing increased opportunity for casual surveillance.
<b>PO7:</b> Development promotes the safety of residents and visitors, particularly through casual surveillance of the street and public spaces.	<b>Complies</b> The proposed development involves balconies and windows overlooking Waverley Lane, Teak place and surrounding parkways, improving causal surveillance of public spaces. The proposed development involves appropriate fencing to all boundaries, and gate to road frontage.
<b>AO7.1:</b> Buildings are designed to have balconies, windows and building openings overlooking streets and other areas which are accessible to the public.	
<b>AO7.2:</b> Fences or walls along a street frontage have a maximum height of 1.2m where solid, or 1.8m where that portion of the fence above 1.2m high at least 50% transparent.	
<b>Built form</b>	
<b>PO8:</b> Design elements contribute to an interesting and attractive streetscape and building through: <ul style="list-style-type: none"> <li>a) the provision of projections and recesses in the façade which reflect changes in internal functions of buildings including circulation;</li> <li>b) variations in material and building form;</li> <li>c) modulation in the façade, horizontally or vertically;</li> <li>d) articulation of building entrances and openings;</li> <li>e) corner treatments to address both street frontages for a premises on a corner;</li> <li>f) elements which assist in wayfinding and legibility; and</li> <li>g) elements which relates to the context including surrounding buildings, parks, streets and open spaces.</li> </ul>	<b>Complies</b> The proposed development provides for a high level of visual amenity and is considered to provide a positive contribution to the streetscape. In particular, the following design elements are noted: <ul style="list-style-type: none"> <li>Articulation to the façade of all accommodation buildings, particular Block A to the road frontage.</li> <li>Low pitch hip roof form to all structures.</li> <li>A mix of lightweight and solid materials utilised to create visual interest.</li> <li>Climate-responsive materials and design.</li> </ul>
<b>PO9:</b> Air conditioning units are insulated so that adjoining properties are not affected by the noise source, and are not significantly visible from the street.	<b>Complies</b> Air conditioning units associated with the proposed development will be suitably located so as not



Performance Outcome/Acceptable Outcomes		Response
		to cause visual or noise impact to surrounds.
<b>Assessable Development</b>		
<b>Parking and servicing</b>		
<b>PO10:</b> Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	<b>AO10:</b> Vehicle parking structures are located: a) behind the building setback; or b) behind the building; or c) at basement level.	<b>Complies</b> Covered car parking is provided to the understorey of all three accommodation buildings.
<b>PO11:</b> Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		<b>Complies</b> The proposed development involves dedicated bulk waste refuse area associated with the development, screened by 1.8m fencing from public view.
<b>Assessable Development – where a non-residential use</b>		
<b>PO12:</b> Non-residential uses establish only where: a) compatible with local character and amenity; b) limited in scale and supporting the day-to-day needs of the local community or as specifically intended for a particular precinct; and c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.		<b>Not applicable</b>
<b>Assessable Development – where a Multiple Dwelling, Residential Care Facility, Retirement Facility or Short-term Accommodation with a building height of 3 storeys or less</b>		
<b>Built form</b>		
<b>PO13:</b> Building height and scale is proportionate to the size of the premises and the desired low-rise character of the area.	<b>AO13:</b> Building design achieves: a) a site cover that does not exceed 65%; and b) a building height that does not exceed 3 storeys.	<b>Complies</b> The proposed development does not involve a site cover that exceeds 65%. The proposed development involves the construction of 2x four storey structures and 1x three storey structure. It is considered this is suitable in the context of the site, with the three storey structure located to the road frontage and adjoining development comprising five storeys.
<b>PO14:</b> Building design and setbacks: a) create an attractive, consistent and cohesive scale along the streetscape; b) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and c) do not prejudice the development of adjoining sites.	<b>AO14.1:</b> Buildings are set back from street frontages: a) within 20% of the average front setback of adjoining buildings; or b) where there are no adjoining buildings, 3m.	<b>Complies</b> The subject site directly adjoins telecommunications infrastructure (Telstra exchange) to the east and carparking associated the mixed-use development to the south. The outermost projection of the structure is 2.6m from the road frontage and 4m from habitable space to the road frontage.  Outermost projection of the structure involves an awning for the proposed understorey parking, and open balconies to the façade. It is considered the





Performance Outcome/Acceptable Outcomes	Response
	<p>proposed setback positively contributes to the streetscape, and bulk of the façade is appropriately reduced with articulation, variation in building materials and finish, and design of open balconies to the façade.</p>
	<p><b>AO14.2:</b> The side boundary setback, except for a wall built to the boundary, is a minimum of:</p> <ul style="list-style-type: none"> <li>a) 1.5m for a wall up to 4.5m high;</li> <li>b) 2m for a wall up to 7.5m high; and</li> <li>c) 2.5m for any part of a wall over 7.5m high</li> </ul> <p><b>Complies</b> The proposed development involves the following side boundary setbacks:</p> <ul style="list-style-type: none"> <li>▪ Eastern side – 1.5m from understorey and 3m from first storey.</li> <li>▪ Southern side – 3.8m from main wall.</li> <li>▪ Western side - 2.4m from main-wall of Block C, approximately 11.6m in height.</li> </ul> <p>We note the proposal generally complies with AO14.2, with only the western side boundary minimally encroaching within the nominated setback requirement.</p> <p>The western side boundary encroachment is considered appropriate, given:</p> <ul style="list-style-type: none"> <li>▪ The western side boundary is angled, with the setback varying between approximately 2.395m and 10.3m.</li> <li>▪ The western side boundary adjoins open space along Ross River, reducing encroachment impact.</li> </ul>
	<p><b>AO14.3:</b> The rear boundary setback is a minimum of 6m.</p> <p><b>Complies</b> The rear setback of the site is considered the northern side boundary that backs onto the Ross River. Accommodation Block B is setback 2.2m from the outermost production and 3m from habitable space. The proposed rear setback is considered appropriate for the site, particularly given the site adjoins existing open space and parkway along Ross River to the rear, noting no built-form directly adjoins the rear of the site. Additionally, a landscaping strip is provided to the full extent of the rear boundary.</p>



Performance Outcome/Acceptable Outcomes		Response
	<b>AO14.4:</b> A landscape area with a minimum dimension of 1.5m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access only).	<b>Complies</b> A landscape strip with a width of 3m is provided to the full extent of the Waverley Lane frontage, excluding the crossover. A minimum of 1.5m landscaping strip is provided to the Teak Place frontage.
<b>PO15:</b> Built to boundary walls do not impact on the amenity or privacy of adjoining premises.	<b>AO15:</b> Built to boundary walls: <ul style="list-style-type: none"> <li>a) are for non-habitable rooms or spaces only;</li> <li>b) are not located within 1.5m of a habitable room or house on an adjoining site;</li> <li>c) are not located within the front or rear setback;</li> <li>d) have a maximum height of 3m; and</li> <li>e) have a maximum length of 15m.</li> </ul>	<b>Not applicable</b>
<b>PO16:</b> Roof form assists in reducing the appearance of building bulk by: <ul style="list-style-type: none"> <li>a) articulating individual dwellings; and</li> <li>b) incorporating variety in design through use of roof pitch, height, gables and skillions.</li> </ul>		<b>Complies</b> The proposed development involves a hip roof form that contributes to a reduction in the appearance of bulk and scale of the development.
<b>PO17:</b> Development provides private open space that is: <ul style="list-style-type: none"> <li>a) well-proportioned, appealing, functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</li> <li>b) provides a high level of privacy for residents and neighbours; and</li> <li>c) has sufficient size and shape to meet the needs of a diversity of potential residents.</li> </ul>	<b>AO17.1:</b> For a ground floor dwelling, ground floor private open space is provided with: <ul style="list-style-type: none"> <li>a) a minimum area of 25m<sup>2</sup>;</li> <li>b) a minimum dimension of 4m; and</li> <li>c) clear of any utilities such as gas, water tanks or air-conditioning units</li> </ul>	<b>Complies</b> Shared open space is provisioned within the development surrounding the proposed accommodation buildings, particularly to the southern portion of the site.
	<b>AO17.2:</b> Balconies are provided with a minimum area of 9m <sup>2</sup> for a 1 bedroom unit or 16m <sup>2</sup> for a 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.	<b>Complies</b> The proposed development provisions a private balcony to each unit. Block A involves balconies approximately 15.2m <sup>2</sup> and Block B & C balconies of approximately 18m <sup>2</sup> . The proposed private outdoor space is considered sufficient for the proposed scale of the subdivision.
	<b>AO17.3:</b> Where clothes drying areas are provided on private balconies they are screened from public view.	<b>Complies</b> Where clothes drying areas are provided within the balconies of the units, these are sufficiently screened.
	<b>AO17.4:</b> Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.	<b>Complies</b> Screening is provisioned to all outdoor balconies to maintain privacy of adjoining residents and reduce overlooking impact.



Performance Outcome/Acceptable Outcomes		Response
<b>PO18:</b> Sufficient communal open space is provided to create flexible spaces suitable for a range of activities.		<b>Complies</b> Dedicated communal open space is provided centrally within the site, involving a pool and gazebo as well as open landscaped area surrounding the proposed accommodation buildings.
<b>PO19:</b> Communal open space provides facilities including landscaping and shade treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.		<b>Complies</b> Proposed communal open space within the development is significantly landscaped and involves shade treatments such as the proposed gazebo within the shared pool area and shade trees internally within the site.
<b>Assessable Development – where a Multiple Dwelling, Residential Care Facility, Retirement Facility or Short-term Accommodation with a building height of 4 storeys or more</b>		
<b>Built form</b>		
<b>PO20:</b> Building design creates an enjoyable pedestrian environment and experience through the use of: <ul style="list-style-type: none"> <li>a) design elements that promote a sense of human scale at the street level, including use of awnings where appropriate;</li> <li>b) design that breaks up the ground floor elevation on the principle street frontage into distinct elements; and</li> <li>c) articulation of the built form above ground floor through use of balconies, recesses and changes in material.</li> </ul>		<b>Complies</b> The proposed development incorporates building articulation and design treatments that contribute to a high-quality pedestrian environment. The ground floor elevation is broken into distinct elements through varying setbacks, material differentiation and façade articulation. Upper levels incorporate balconies and material variations, further modulating the built form and contributing to a visually balanced streetscape.
<b>PO21:</b> Building design and setbacks: <ul style="list-style-type: none"> <li>d) create an attractive, consistent and cohesive scale along the streetscape;</li> <li>e) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; and</li> <li>f) do not prejudice the development of adjoining sites.</li> </ul>	<b>AO21.1:</b> The design meets the setback requirements outlined by Table 6.2.2.3(b) — Building setbacks Medium density residential zone.	<b>Complies</b> The proposed development achieves the nominated setback requirements of Table 6.2.2.3(b).
	<b>AO21.2:</b> A deep planting landscape area with a minimum width of 1.5m is provided along the full frontage of any road frontage (excluding crossover and pedestrian access).	<b>Complies</b> The proposed development provides for landscaping area in accordance with AO21.2.
	<b>AO21.3:</b> A deep planting landscape area with a minimum width of 1.5m is provided along the rear site boundary.	<b>Complies</b> Suitable landscaping area is provided to the rear of the subject site.
<b>PO22:</b> Roof forms assist in articulating the facade as a combination of distinct elements integrated with the facade design.		<b>Complies</b> The proposed development involves hipped roof form, minimising the bulk and scale of the accommodation buildings, noting these comprise three and four storeys.



Performance Outcome/Acceptable Outcomes		Response
<b>PO23:</b> Roof top plant and equipment are contained within roof forms and are screened from the street and from adjoining buildings using a consistent range of non-reflective materials to provide a cohesive design element.		<b>Complies</b>
<b>PO24:</b> Development provides private open space that is: <ul style="list-style-type: none"> <li>a) well-proportioned, appealing and functional and easily accessible, and promotes outdoor living as an extension of the dwelling;</li> <li>b) provides a high level of privacy for residents and neighbours; and</li> <li>c) has sufficient size and shape to meet the needs of a diversity of potential residents.</li> </ul>	<b>AO24.1:</b> Balconies are provided with a minimum area of 9m <sup>2</sup> for a 1 bedroom unit or 16m <sup>2</sup> for 2 or more bedroom unit, with a minimum dimension of 4m and clear of any air conditioning unit or drying space.	<b>Complies</b> Suitably sized balconies are provided to each dwelling, with these appropriately screened.
	<b>AO24.2:</b> Where clothes drying areas are provided on private balconies they are screened from public view.	
	<b>AO24.3:</b> Private open space is located or screened so it does not directly overlook main living areas or private open space of adjoining dwellings.	
<b>PO25:</b> Sufficient communal open space is provided to create flexible spaces suitable for a range of activities and to mitigate the intensity of the built form.		<b>Complies</b> The proposed development provides for a centrally located pool and gazebo area, promoting communal interaction between residents. Additional landscaped area is provided adjacent each accommodation building.
<b>PO26:</b> Communal open space provides facilities including seating, shade, flexible spaces suitable for a range of activities. Treatments such as green roofs, green walls or community gardens contribute to the attractiveness of these spaces.		<b>Complies</b> The proposed development includes communal open space centrally located within the subject site that incorporates seating, shaded areas and flexible spaces to accommodate a range of recreational and social activities. Landscaping treatments, including screen planting and green buffers, enhance amenity and provide a visually appealing and functional outdoor environment.
<b>Additional benchmarks for assessable development within precincts</b>		
<b>PO27 – PO90:</b> Not applicable given the subject site is not located within the identified precincts.		