From: "BNC Planning" <enquire@bncplanning.com.au>
Sent: Fri, 24 Oct 2025 09:38:55 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Estelle Trueman" <estelle.trueman@townsville.qld.gov.au>
Subject: RE-LODGEMENT OF A CHANGE APPLICATION UNDER THE PLANNING ACT 2016
Attachments: DA042-25_Ch-IMCU_1.0_241025.pdf

BNC Planning, acting on behalf of the applicant, herby lodge the attached change application (other) in accordance with the *Planning Act 2016* seeking changes to a development permit for a material change of use. The subject premises is addressed as **27 Marine Parade, Arcadia.**

This is the re-lodgement of application MCU21/0152.01 that was returned in response to an inability to respond to an Action Notice. These matters have now been addressed and the application fee remains credited.

The relevant assessment manager application fee will be paid by or on behalf of the applicant following confirmation of receipt of this email by council. We trust this information is sufficient for acceptance of this development application as *properly made* subject to payment of the application fee. Please contact the office should there be any issues or if you require any further information.

Kind regards,

Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE QLD 4810 **T.** (07) 4724 1763 **E.** enquire@bncplanning.com.au

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BNC Ref. DA042-25
TCC Ref. MCU21/0152

> 24 October 2025

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: Online

Dear Assessment Manager,

RE: CHANGE NOTICE UNDER s78 OF THE *PLANNING ACT 2016*

CHANGE (OTHER) APPICATION TO AN EXISTING MATERIAL CHANGE OF USE DEVELOPMENT PERMIT
27 MARINE PARADE & 5 BRIGHT AVENUE, ARCADIA QLD 4819 – LOTS 16, 31 & 32 ON RP706831

BNC Planning acting on behalf of the applicant lodge this *change application* under section 78 of the *Planning Act 2016* (the Act) for changes to the assessment manager conditions associated with an existing development approval over land addressed as 27 Marine Parade, Arcadia. The subject development approval is in the form of a material change of use development permit issued under the *Planning Act 2016* (the Act) to facilitate a Short-term Accommodation extension.

The original development approval (council ref. MCU21/0152) was issued by the Townsville City Council as assessment manager dated 15 June 2022 in the form of a development permit through a negotiated decision notice. The approved use rights related to an expansion of the long-established short-term accommodation activities to add 4 new glamping tents. The original development application was the subject of impact assessment and was approved in full, subject to conditions and did not involve any referral agencies.

The amendments proposed as part of this change application involve the inclusion of a new premises to the approval being the adjacent land at 5 Bright Avene, Arcadia. This additional premises is currently operating as a set of corner shops with a large unformalized car park area. The applicant is in the process of acquiring the site and is seeking to link the uses and construct a new shared car park facility to address the undersupply of parking for the short-term accommodation use, to provide better amenity for sop users and to link the 2 uses together for commercia nexus purposes. Given this results in the application applying to a new parcel of land, the change is considered to be an *other* change under the Act and in accordance with schedule 1 of the *Development Assessment Rules*. Despite this, the scale and intensity of development is generally maintained and there are no changes which would compromise or undermine the integrity of the assessment already undertaken by the Townsville City Council as assessment manager in issuing the parent development permit.

BNC Planning Pty Ltd
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In support of the proposed change, the applicant provides the attached Planning Report which demonstrates that the proposal remains generally consistent with the existing development permit and the codes and policies from the applicable planning instruments. The justification provided as part of the original development application, the attached updated application, along with the reasoning provided within this *Notice*, provides assessing authorities with the surety that the applicable policy outcomes continue to be addressed and that this change request can be supported.

SCOPE OF CHANGE

In summary, the following changes are being sought to the current development proposal and approval:

- The introduction of 5 Bright Avenue, Arcadia as a premise the subject of the approval;
- Amended approved plans for 27 Marine Parade to remove on-site parking;
- The introduction of a new approved plan showing the new car parking works on 5 Bright Avenue;
- Retention of the existing scale and intensity of the established Shop use at 5 Bright Avenue.
- Open scope to amend conditions as needed using the current version as a basis.

SUMMARY

Chapter 3, Part 5, Division 2, Subdivision 2 of the *Planning Act 2016* outlines the process required to facilitate a change to an existing development approval with the relevant assessment provisions to apply as if the change were the original development application, with the changes included, but was made when the change application was made.

For clarity and statutory consistency, this notice is to be taken by:

- the Townsville City Council, in their role as the responsible entity, as a *change application* made in accordance with s78 of the *Planning Act 2016* for the changes proposed to the assessment manager.

The following information has been included in support of this *Change Application*:

- Change Application Form (Form 5) and DA Form 1
- Updated Planning Report
- A copy of development permit MCU21/0152

The proposal constitutes a development of the site in a manner that continues to meet the strategic outcomes sought by the planning instruments, that responds to the economic demands and localised environmental constraints of the locality and is consistent with the expectations of the community and previous development decisions over the site. This is based on the following characteristics of the proposal:

- The proposal remains generally consistent with an approved development outcome for the site and remains appropriate given the physical characteristics, surrounding land uses and the existing development and use rights;
- The proposal remains consistent with the Strategic Framework for the planning scheme;
- The proposal remains consistent with the outcomes prescribed by all other relevant planning scheme codes and policies;
- The proposal remains consistent with the outcomes prescribed in the relevant State codes, State development assessment provisions and all other relevant regional, State and Federal level planning policies.

I trust this information is sufficient for acceptance of the *change application* as *properly made* subject to payment of any relevant processing fees. Please contact me should there be any issues or if you require any further information.

BNC Planning Pty Ltd
Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810 (PO Box 5493 Townsville QLD 4810)
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Kind regards,

Benjamin Collings, Director
BNC Planning Pty Ltd

Att:

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BNC PLANNING
town planning & property development consultants

DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

CHANGE (OTHER) APPICATION TO AN EXISTING MATERIAL CHANGE OF USE
at
27 MARINE PARADE & 5 BRIGHT AVENUE
ARCADIA QLD 4819

RPD: LOT 16 ON RP706831
LOT 31 ON RP706831
LOT 32 ON RP706831

BNC PLANNING PTY LTD (ABN 80 147 498 397)
PREPARED ON BEHALF OF *SOMERVILLE HOSPITALITY PTY LTD*
JULY 2025, DA042-25 v1.0

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BNC PLANNING
town planning & property development consultants

PLANNING REPORT

OTHER CHANGE APPLICATION FOR A DEVELOPMENT Permit
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

27 MARINE PARADE & 5 BRIGHT AVENUE, ARCADIA QLD 4819
being
LOT 16, LOT 31, Lot 32 on RP706831
for
SHORT-TERM ACCOMMODATION EXTENSION AND SHOP

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Report Matrix

APPLICATION SUMMARY	
Applicant:	Somerville Hospitality Pty Ltd C/- BNC Planning
Application Type:	Other Change Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Impact Assessable
Development Description:	Inclusion of additional address for car park formalisation
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Definition(s):	Short-term Accommodation and Shop
Zoning:	Medium density residential zone and Mixed use zone
Precincts/Sub-Precincts:	Magnetic Island Medium Density and Magnetic Island Village
Overlays:	Airport environs, Coastal environment, Cultural heritage and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819
Real (Legal) Property Description:	Lot 16, Lot 31, Lot 32 on RP706831
Site Area:	3036m^2
Landowner:	SERPENT HOLDINGS PTY LTD
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Road Frontage(s)	Marine Parade, Bright Avenue, McCabe Crescent
Existing Use(s)	Outdoor Sales, Short-term Accommodation, Caretaker's Residence and shop

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		Somerville Hospitality Pty Ltd	DA042-25	Report No. DA042-25-PR
Version	**Date**	**Author**		
1.0	July 2025	SSM:BNC		

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Appendix 2 Site Details
Appendix 3 Plans of Development
Appendix 4 Other Supporting Information

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1. EXECUTIVE SUMMARY

This change application is made in accordance with the provisions of section 78 of the *Planning Act 2016* (the Act) and is seeking to change an existing development permit for a material change of use facilitating a Short-term Accommodation and Shop use. The subject premises is addressed as 27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819 more particularly described as Lot 16, Lot 31, Lot 32 on RP706831. The premises is made up of two detached yet adjacent sites within the Medium density residential zone and Mixed use zone under the Townsville City Plan 2014 (the planning scheme). 5 Bright Avenue is currently a Shop/Corner Store with 27 Marine Parade being used for Short-term Accommodation.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *Somerville Hospitality Pty Ltd.*

Following a detailed assessment of the proposal against the applicable assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application is therefore warrants approval in accordance with rules of impact assessment as established under the Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	Somerville Hospitality Pty Ltd C/- BNC Planning
Application Type:	Other Change Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Inclusion of additional address for car park formalisation
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Use(s):	Short-Term Accommodation and Shop
Zoning:	Medium density residential zone and Mixed use zone
Precincts/Sub-Precincts:	Magnetic Island Medium Density and Magnetic Island Village
Local Areas:	NA
Overlays:	Airport environs, Coastal environment, Cultural heritage and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819
Real (Legal) Property Description:	Lot 16, Lot 31, Lot 32 on RP706831
Site Area:	3036m^2
Landowner:	SERPENT HOLDINGS PTY LTD & TULMAXCO PTY LTD
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

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2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by Somerville Hospitality Pty Ltd (the Applicant) to prepare this town planning assessment report to support an *other* change application which seeks Townsville City Council (Council) approval to alter an existing development permit for a Material Change of Use for Short-term Accommodation to now include adjacent land currently used as a Shop such that both uses can share the car parking available. The land subject of this development application is addressed as 27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819 (the Site).

This report addresses the merits of the development with regard to the provisions of the Townsville City Plan 2014 (the Planning scheme) and relevant sections of the *Planning Act 2016* (the Act) and *Planning Regulation 2017* (the Regulation).

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

3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as 27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819 more particularly described as Lot 16, Lot 31, Lot 32 on RP706831. The premises is within the Medium density residential zone and Mixed use zone under the Planning scheme. 27 Marine Parade contains a two-storey dwelling house utilised for short-term accommodation and ancillary structures, while 5 Bright Avenue contains several small-scale shops and a large unformed car park. The site forms part of the Magnetic Island Medium Density precinct and the Magnetic Island Village precinct.

As a change application, the original development approval is listed below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
MCU21/0152	15 June 2022 (Negotiated Decision)	Townsville City Council

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819
Real (Legal) Property Description:	Lot 16, Lot 31, Lot 32 on RP706831
Site Area:	3036m^2
Landowner:	SERPENT HOLDINGS PTY LTD & TULMAXCO PTY LTD
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Medium density residential and Mixed use zone
Precincts/Sub-Precincts:	Magnetic Island Medium Density and Magnetic Island Village
Local areas:	NA
Existing Use(s):	Short-term Accommodation and Shop
Road Frontage:	Marine Parade, Bright Avenue, McCabe Crescent
Significant Site Features:	**27 Marine Parade**: Two storey dwelling for short-term accommodation and ancillary structures. **5 Bright Avenue**: Several small-scale shops.
Topography:	The overall site is developed, with supportive landscaping with no notable topographic features
Surrounding Land Uses:	Commercial, accommodation and residential uses

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4. PROPOSAL SUMMARY

The applicant is proposing to alter the existing development approval to include an additional premises (5 Bright Avenue), and to then construct a new formalised car park for both properties to use. This will formalise the existing car parking for the Shop use on 5 Bright Avenue and will have the ability to dedicate seven (7) car parking spaces to the now linked Short-Term Accommodation use at 27 Marine Parade. This will still leave fourteen (14) car parking spaces for the existing shops on 5 Bright Avenue, as well as able dedicated on-street parking. This complies with the car parking concession provided to the short-term accommodation use under the current development permit. The application proposes no other changes to the site, with no proposed building works, and no change in the existing or approved use of the site.

The exiting use rights for 27 Marine Parad and 5 Bright Avenue are defined by the planning scheme as follows:

Short-term Accommodation: *Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.*

The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.

Shop: *Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.*

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

Table 3.0: Proposal summary

ELEMENT	EXISTING USE OF THE SITE	PROPOSED
Use rights:	Short-term Accommodation and Shop extension	No Change
Building height/ storeys:	Two storeys	No Change
Site cover:	~30%	No Change
Gross floor area:	~400m^2	No Change
Car parking:	Four (4) informal car parking spaces.	21 car parking spaces (7 dedicated to the Short-term accommodation use)

5. STATUTORY ASSESSMENT

The proposed Short-term Accommodation and Shop is identified as *impact assessable* in the material change of use table of assessment for the Medium density residential zone and Mixed use zone. There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme, as well as any applicable State Assessment benchmarks.

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

<u>Matters Prescribed by Regulation</u>

There are no relevant assessment benchmarks prescribed by Regulation which are relevant to the assessment of this development application.

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State Planning Policy

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

Regional Plan

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

State Development Assessment Provisions

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

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

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

Townsville City Plan 2014

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

- Categories of development and assessment – Material change of use; and
- Categories of development and assessment – Overlays.

Local Government Infrastructure Plan

The development will not impact on the delivery of any planned trunk infrastructure in the immediate locality.

Assessment Benchmarks Summary

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

Local Planning Instruments	
Planning Scheme	The planning scheme as a whole Medium density residential zone and Mixed use zone code Healthy waters code Landscape code Transport impact, access and parking code Works code Airport environs overlay code Coastal environment overlay code Cultural heritage overlay code Flood hazard overlay code

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

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- compliant with the purpose and applicable outcomes from the relevant codes; and
- consistent with the strategic framework for the planning scheme.

5.2.1 Strategic Framework

The applicant relies upon the assessment determinations and decision-making process already undertaken over the history of this project in demonstrating compliance with the planning scheme. More specifically, the development permit provides a concession for car parking for the development to provide a minimum of seven (7) car parking spaces. The change in the development provides for this concession, while having no adverse impact on the existing use of the overall site.

Concerning the strategic framework of the planning scheme, the development demonstrates compliance with aspects of tourism – particularly by:

1. supporting tourism activities in the key tourism area of Magnetic Island;
2. maintaining accommodation and recreation activities at a scale and form that is relative to the overall character of the island;
3. maintaining the role and sense of identity of the Arcadia village by improving access to local shops and small-scale tourism accommodation; and
4. improving infrastructure on site to increase utility of surrounding common facilities and local businesses.

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

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

5.2.1 Medium Density Residential Zone Code

Purpose

The extent to which the development remains consistent with the zone code has been established. No changes are proposed to the built form of the site, nor the operational capacity of the site. The additional carparking is provided on a new lot, adjacent to the original site, and increases the ability for development to meet the required number of car parking space as conditioned under the decision notice. As such, the proposed development maintains the extent to which the premises aligns with the zone code.

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As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

5.2.2 Mixed Use Zone Code

Purpose

The development proposes the use of short-term accommodation on new lots within the Mixed use zone only to facilitate new carparking space for the existing site. It does not propose any new built form, or any operations regarding this new within the Mixed use zone other than for on site car parking. The additional carparking provided increases the ability for the development to meet the required number of car parking space as conditioned under the development permit. As such, it is clear that the proposed development aligns with the zone code.

As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

5.2.2 Development Codes

Healthy waters code, Landscape code, Transport impact, access and parking code & Works code

This change application does not involve changes relating to the access or capacity of infrastructure and services and will maintain the existing standard of reticulated sewer and water supply, electricity and telecommunications services, stormwater drainage and landscaping outcomes. Parking and access facilities will be upgraded. The proposed car parking regime will further the extent in which the site supports access and car parking of the development, particularly concerning the formalisation of the existing car park with space markings and formed driveways. The applicant has commissioned an RPEQ engineer to prepare a car parking layout plan to confirm compliance with the development codes, specifically the Works code and Transport, access and parking code. Accordingly, it is requested that conditions of approval be used to allow the material change of use decision to be reached as quickly as possible with detailed design to be left to the operational works stage.

Of note is that the car park area on 5 Bright Avenue, while informal, is still a hardstand finish. As such, stormwater management is not considered a major concern. To the extent that it is appropriate to defer the provision of a stormwater management plan to the operational works stage when the detailed design is available.

Car Parking Rationale

Under the planning scheme, the development is required to provide nine (9) car parking spaces for the Short-term Accommodation, with concession provided under the existing development permit for seven (7) car parking spaces given the budget nature of accommodation provided and the Island setting. The development facilitates 21 on site car parking spaces on 5 Bright Avenue to be utilised by the Short-term Accommodation use as well as the existing shops. This provides seven (7) car parking spaces for the Short-term Accommodation and fourteen (14) car parking spaces for the existing shops. With three (3) existing on street parking spaces fronting Bright Avenue, the existing shops on site will be supported by a total of seventeen (17) car parking spaces.

With seven (7) car parking spaces for the Short-term Accommodation the development complies with the concession provided under the development permit. While utilising these parking spaces, patrons and staff will access the site via

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existing pedestrian pathways along Bright Avenue and Marine Parade. The intended utilization of the carparking spaces for specific uses can be marked to demonstrate the reservation for these uses.

The seventeen (17) car parking spaces provided to 5 Bright Avenue are appropriate to facilitate the traffic generated by the shops, considering that, through formalising the car parking arrangement with line marking, the available car parking spaces for the shops has increased, as the informal parking arrangement restricted the available parking of the site. The site is also supported by existing pedestrian pathways and public transport infrastructure to facilitate alternative forms of transportation.

Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes, and the concession of the development permit. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development and the maintenance of existing property service connections.

5.2.3 Overlay Codes

Airport environs overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage building heights and uses that have the potential to impact airspace. No changes are proposed to the built form of the site, nor the operational capacity of the site. As a result, the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Cultural heritage overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. No changes are proposed to the built form of the site, nor the operational capacity of the site. The cultural heritage values of the site will remain unchanged. As a result, the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Coastal environment overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The development does not involve new structures within the erosion prone area and does not intensify development into the erosion prone area. Compliance with the Coastal environment overlay code has already been demonstrated in the previous application, with development solutions to stormtide inundation management approved. The proposed changes do not alter these stormtide inundation management solutions, and, as such, the development remains consistent with the Coastal environment overlay code. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development and nomination of the required finished floor levels.

Flood hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. Compliance with the Flood hazard overlay code has already been demonstrated in the previous application, with development solutions to stormwater and

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flood management approved. The proposed changes to the car parking regime will have no adverse impact on floodwater characteristics of the site, as this area does not contain define flood hazard areas. The proposed changes do not alter these stormwater and flood management solutions, and, as such, the development remains consistent with the Flood hazard overlay code. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development and nomination of the required finished floor levels.

5.3 Public Notification

The application is impact assessable and will be subject to public notification.

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking to change an existing development permit for a material change of use facilitating a Short-term Accommodation extension and Shop. The subject premises is addressed as 27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819 more particularly described as Lot 16, Lot 31, Lot 32 on RP706831. The premises is within the Medium density residential zone and Mixed use zone under the planning scheme and is currently used for Outdoor Sales, Short-term Accommodation, Caretaker's Residence and Shop.

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

STATEMENT OF REASONS

Subject to the imposition of reasonable and relevant conditions, the development is able to comply with the relevant assessment benchmarks against which the application was required to be assessed.

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

- The development fulfills the conditions of the related development permit.
- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed land use outcome directly aligns with the Purpose of the zone code.
- The development maintains the existing character and amenity of the local area, with similar built form, setback, and landscaping.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.

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

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APPENDIX 1

DEVELOPMENT APPLICATION FORMS

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

***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)*	Somerville Hospitality Pty Ltd C/- BNC Planning
Contact name *(only applicable for companies)*	Benjamin Collings
Postal address *(P.O. Box or street address)*	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	AUS
Email address *(non-mandatory)*	enquire@bncplanning.com.au
Mobile number *(non-mandatory)*	0438 789 612
Applicant's reference number(s) *(if applicable)*	DA042-25

2) Owner's consent - Is written consent of the owner required for this change application?
***Note**: Section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent.*

☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No

PART 2 – LOCATION DETAILS

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

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
		27	Marine Parade	Arcadia
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4819	16	RP706831	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
		5	Bright Avenue	Arcadia
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4819	31	RP706831	Townsville

Queensland Government

c)	Unit No.	Street No.	Street Name and Type	Suburb
		5	Bright Avenue	Arcadia
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4819	32	RP706831	Townsville

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*
***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application
***Note**: see section 78(3) of the Planning Act 2016*

Townsville City Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit ☐ Preliminary approval	MCU21/0152	15 June 2022	Townsville City Council
☐ Development permit ☐ Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval *(e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building)*:

Other change to facilitate additional car parking on an adjacent lot (inclusion of a new premises).

6.2) What type of change does this application propose?

☐ Minor change application – proceed to Part 5
☒ Other change application – proceed to Part 6

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PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☐ No – proceed to Part 7
☐ Yes – list all affected entities below and proceed to Part 7

***Note**: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.*

Affected entity	Pre-request response provided? *(where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)*	Date notice given *(where no pre-request response provided)*
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

***Note**: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at https://planning.dsdmip.qld.gov.au.*

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

☐ No
☒ Yes

9) Development details

9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

☒ No
☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of *DA Form 1 – Development application details* as these sections relate to the new or changed aspects of development are provided with this application.

9.2) Does the change application involve building work?

☒ No
☐ Yes – the completed Part 5 (Building work details) of *DA Form 2 – Building work details* as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?

***Note**: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.*

☒ No
☐ Yes – the completed Part 5 (Referral details) of *DA Form 1 – Development application details* as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules

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

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

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

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

Further advice about information requests is contained in the DA Forms Guide: Forms 1 and 2.

12) Further details

☒ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the: • responsible entity in 4); and • for a minor change, any affected entities; and • for an other change all relevant referral requirement(s) in 10) ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
For an other change application, the relevant sections of *DA Form 1 – Development application details* have been completed and is attached to this application	☒ Yes ☐ Not applicable
For an other change application, where building work is associated with the change application, the relevant sections of *DA Form 2 – Building work details* have been completed and is attached to this application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is attached to this application ***Note**: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, 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 relevant aspects of this change application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes

14) Applicant declaration

☒ By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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.

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

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

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			

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DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	
Suburb	
State	
Postcode	
Country	
Contact number	
Email address *(non-mandatory)*	
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

Queensland Government

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
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

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

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☐ Not required

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

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

Name of water body, watercourse or aquifer:	

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

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

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

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.
☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect			
a) What is the type of development? *(tick only one box)*			
☐ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☐ Impact assessment *(requires public notification)*		
d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*			
☐ Relevant plans of the proposed development are attached to the development application			

6.2) Provide details about the second development aspect			
a) What is the type of development? *(tick only one box)*			
☐ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☐ Impact assessment *(requires public notification)*		
d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*			
☐ Relevant plans of the proposed development are attached to the development application			

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☐ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☐ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☐ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

Queensland Government

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

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

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

Queensland Government

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

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

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

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

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response

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

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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 2under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application	MCU21/0152	15 June 2022	Townsville City Council
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

Document Set ID: 27694812
Version: 1, Version Date: 24/10/2025

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

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

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

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

Hazardous chemical facilities

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

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

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

Clearing native vegetation

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

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

☒ No

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

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

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

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

☒ No

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

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

☒ No

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

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

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

☐ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

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

Name of the heritage place:	NA (27 Marine Parade)	Place ID:	249960

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

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration
☐ By making this development application, I declare that all information in this development application is true and correct ☐ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received: _____ Reference number(s): _____

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Document Set ID: 27694812
Version: 1, Version Date: 24/10/2025

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

I/We,

{Name}

{Position}

TULMAXCO PTY LTD

Being the owner of the premises identified as follows:

5 Bright Avenue ARCADIA QLD 4819

Lots 31 & 32 on RP706831

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

Somerville Hospitality Pty Ltd C/- BNC Planning Pty Ltd

on the premises described above for:

Material Change of Use

..... Director ..... Director

Signature of Landowner(s)

07-10-2025

Date

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Document Set ID: 27694812
Version: 1, Version Date: 24/10/2025

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

I/We, Nathan Somerville **{Name}**

Director {Position}

SERPENT HOLDINGS PTY LTD

Being the owner of the premises identified as follows:

27 Marine Parade ARCADIA QLD 4819

Lot 16 on RP706831

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

Somerville Hospitality Pty Ltd C/- BNC Planning Pty Ltd

on the premises described above for:

Material Change of Use

.....

Signature of Landowner(s)

04.08.25

Date

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Applicant template 11.0
Version 1.0—3 July 2017

APPENDIX 2

SITE DETAILS

Aerial

27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819

19°9'4"S 146°51'41"E 19°9'4"S 146°51'49"E

19°9'12"S 146°51'41"E 19°9'12"S 146°51'49"E

A product of Queensland Globe

Legend located on next page

N

0 25 metres

Scale: 1:1368

Printed at: A4

Print date: 23/4/2025

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

Aerial

27 Marine Parade & 5 Bright Avenue, Arcadia QLD 4819

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
16RP706831

32RP706831

31RP706831

Roads and tracks
Motorway

Highway

Secondary

Connector

Local

Restricted Access Road

Mall

Busway

Bikeway

Restricted Access Bikeway

Walkway

Restricted Access Walkway

Non-vehicular Track

Track

Restricted Access Track

Ferry

Proposed Thoroughfare

Green bridges

Bridges

Tunnels

Railway stations

Railways

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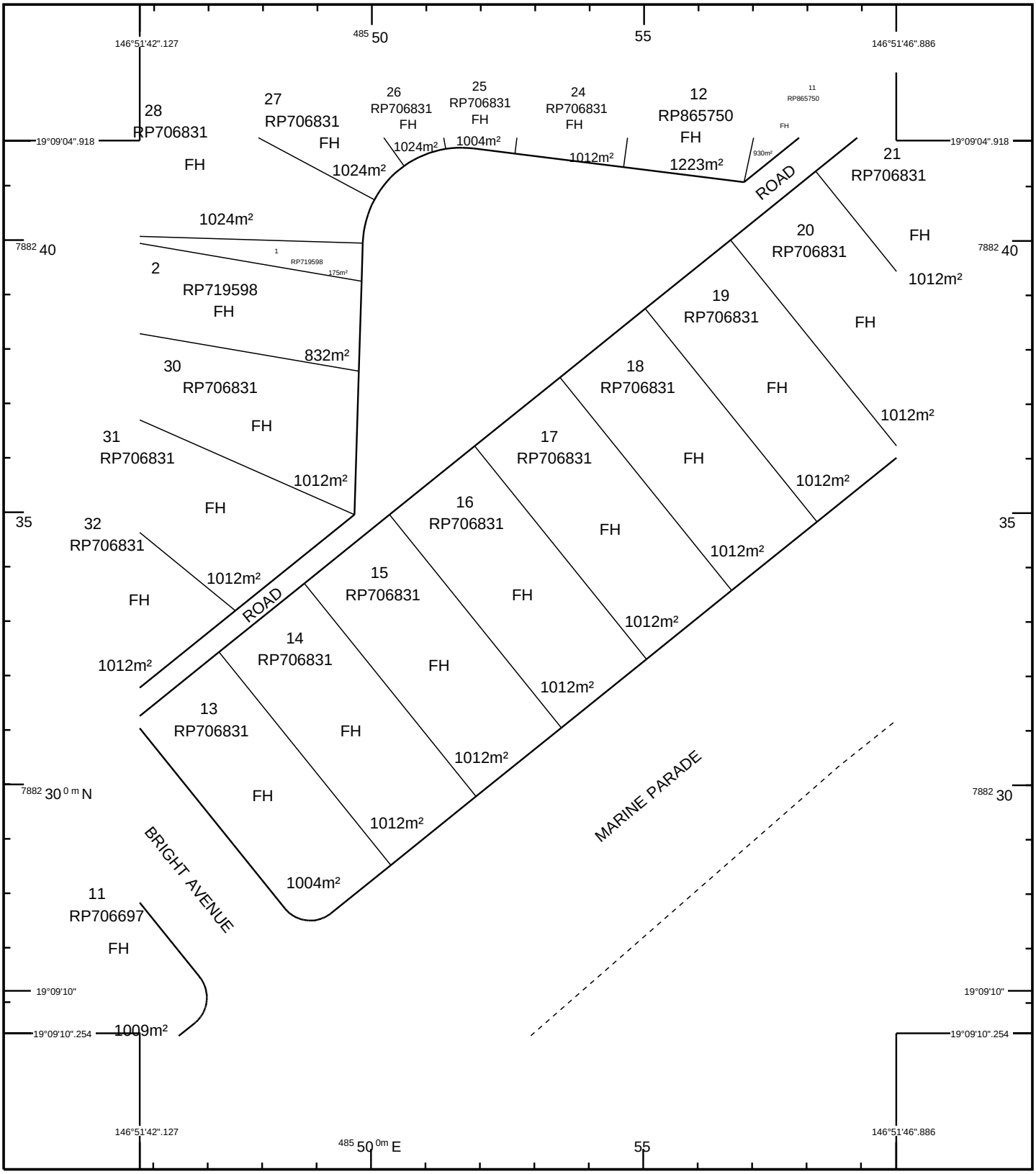

STANDARD MAP NUMBER
8259-13112

0 20 40 60 80 100 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 1000

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

146°51'44".506
19°09'07".586
ARCADIA
0.68 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	16/RP706831
Area/Volume	1012m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	ARCADIA
Segment/Parcel	51565/16

CLIENT SERVICE STANDARDS

PRINTED 23/04/2025

DCDB 22/04/2025

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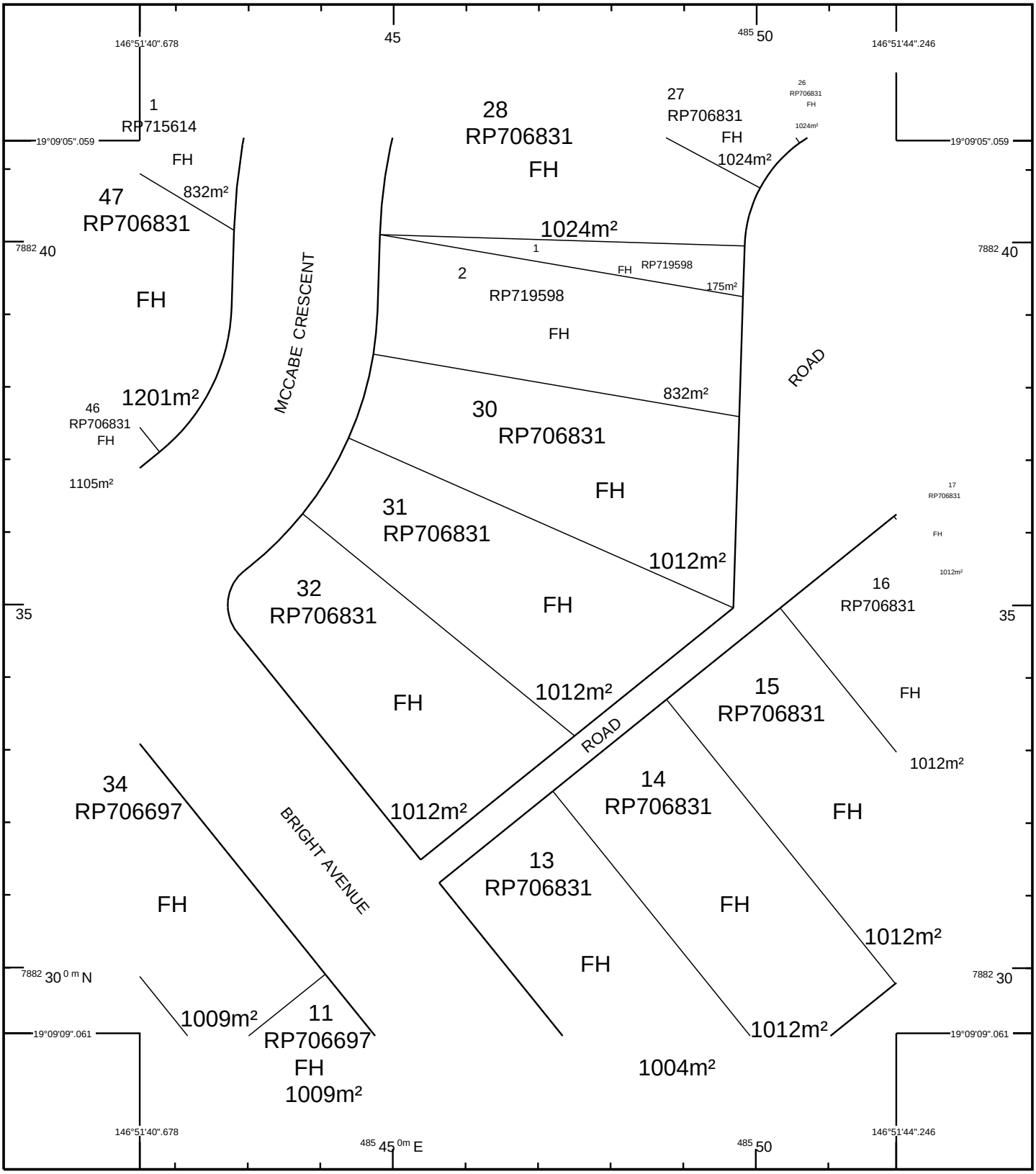
GDA



STANDARD MAP NUMBER
8259-13112

0 15 30 45 60 75 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 750

MAP WINDOW POSITION & NEAREST LOCATION

146°51'42".462
19°09'07".060
ARCADIA
0.66 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	31/RP706831
Area/Volume	1012m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	ARCADIA
Segment/Parcel	51565/3

CLIENT SERVICE STANDARDS

PRINTED 23/04/2025

DCDB 22/04/2025

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https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps

SmartMap
An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

Queensland Government

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(Department of Resources) 2025.

GDA

Townsville City Council

Services

Legend

0 10 20 m

Scale 1: 1000

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City of Townsville

Document Set ID: 27694812
Version: 1, Version Date: 24/10/2025

Zoning

Legend

EXT_CORE

CORE - Properties

Properties

CORE - Road Corridor Centreline

Secondary Road

Trafficable Road

CORE - Suburbs

Suburbs

EXT_CityPlanningScheme_Current

Precincts Labels

Zone Precinct Boundary

Zoning

Low density residential

Medium density residential

Mixed use

0 10 20 m

Scale 1: 1000

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City of Townsville

Document Set ID: 27694812
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Coastal Environment Overlay

Legend

EXT_CORE

CORE - Properties

Properties

CORE - Road Corridor Centreline

Secondary Road

Trafficable Road

CORE - Suburbs

Suburbs

EXT_CityPlanningScheme_Current

Erosion prone area (OM-03.3)

Waterway or waterbody

0 10 20 m

Scale 1: 1000

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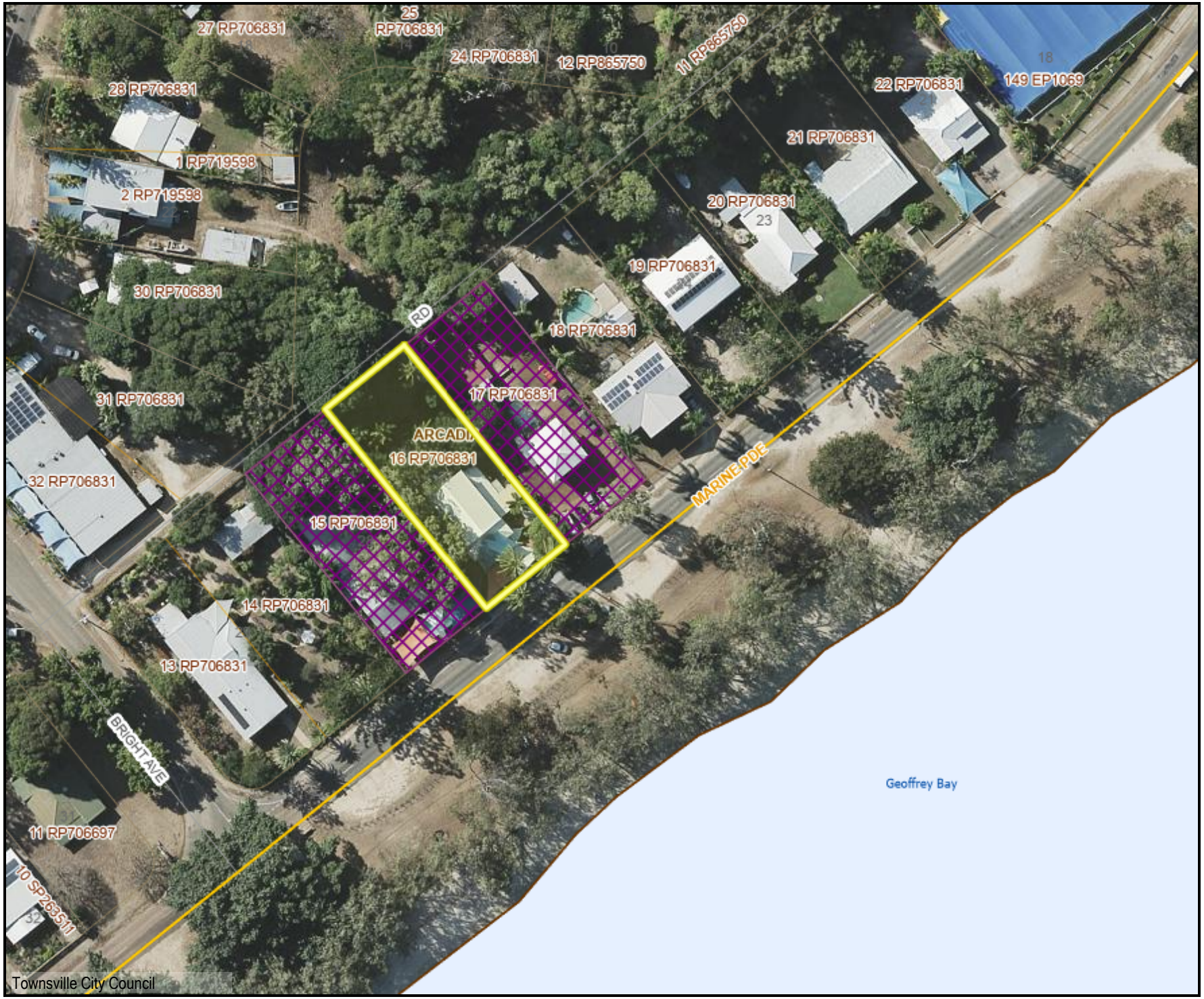

Local Heritage

Legend

EXT_CORE

CORE - Properties

Properties

CORE - Land Parcels

Land Parcels

CORE - Road Corridor Centreline

Secondary Road

Trafficable Road

CORE - Suburbs

Suburbs

EXT_CityPlanningScheme_Current

Heritage properties (OM-04.1)

Local heritage

Areas adjoining heritage (OM-04.1)

Waterway or waterbody

0 10 20 m

Scale 1: 1000

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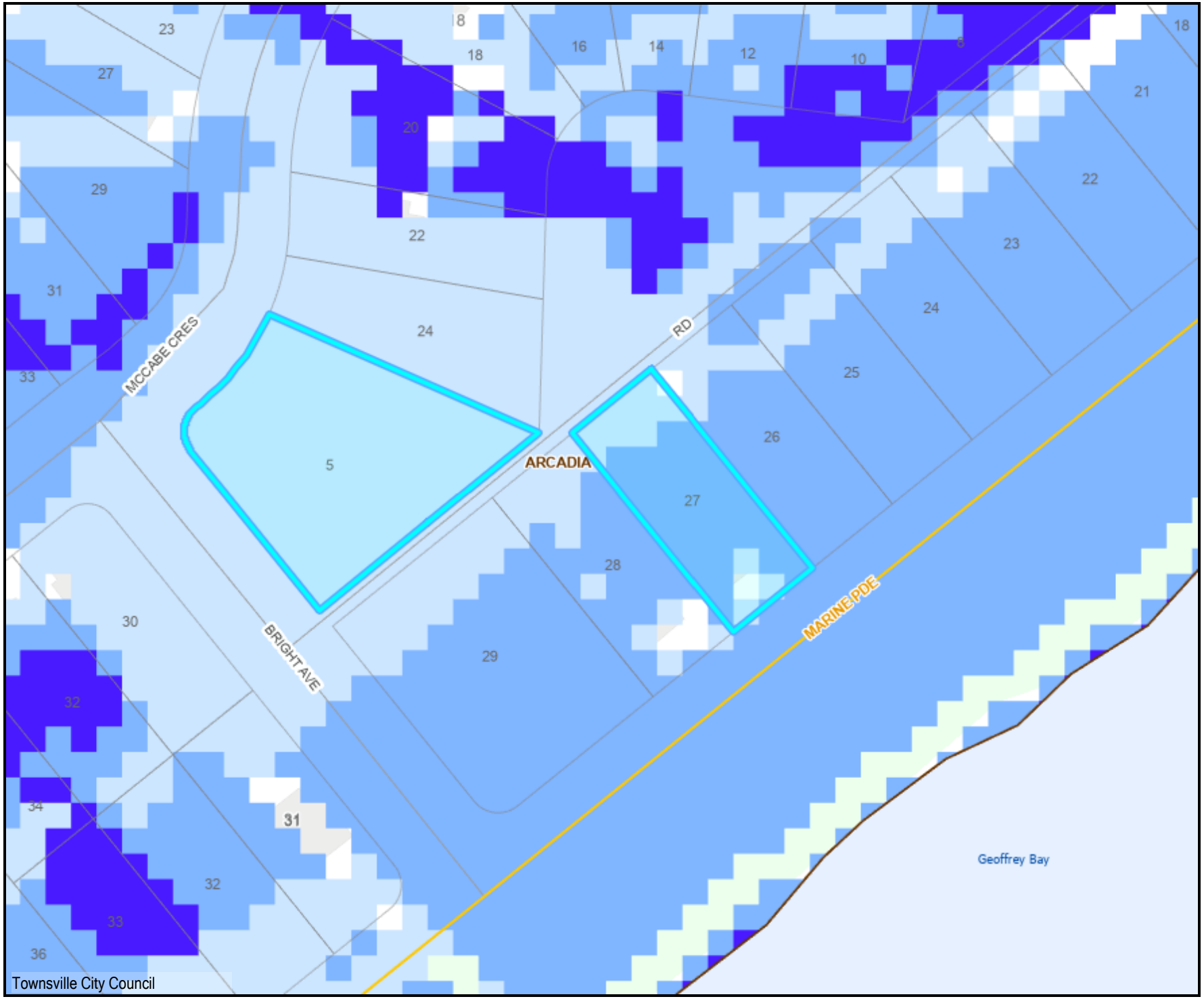

Flood Hazard Overlay

Legend

EXT_CORE

CORE - Properties

Properties

CORE - Road Corridor Centreline

Secondary Road

Trafficable Road

CORE - Suburbs

Suburbs

EXT_CityPlanningScheme_Current

Waterway or waterbody (OM-06.1)

Flood hazard overlay (OM-06.1)

High hazard area

Medium hazard area

Low hazard area

Waterway or waterbody

0 10 20 m

Scale 1: 1000

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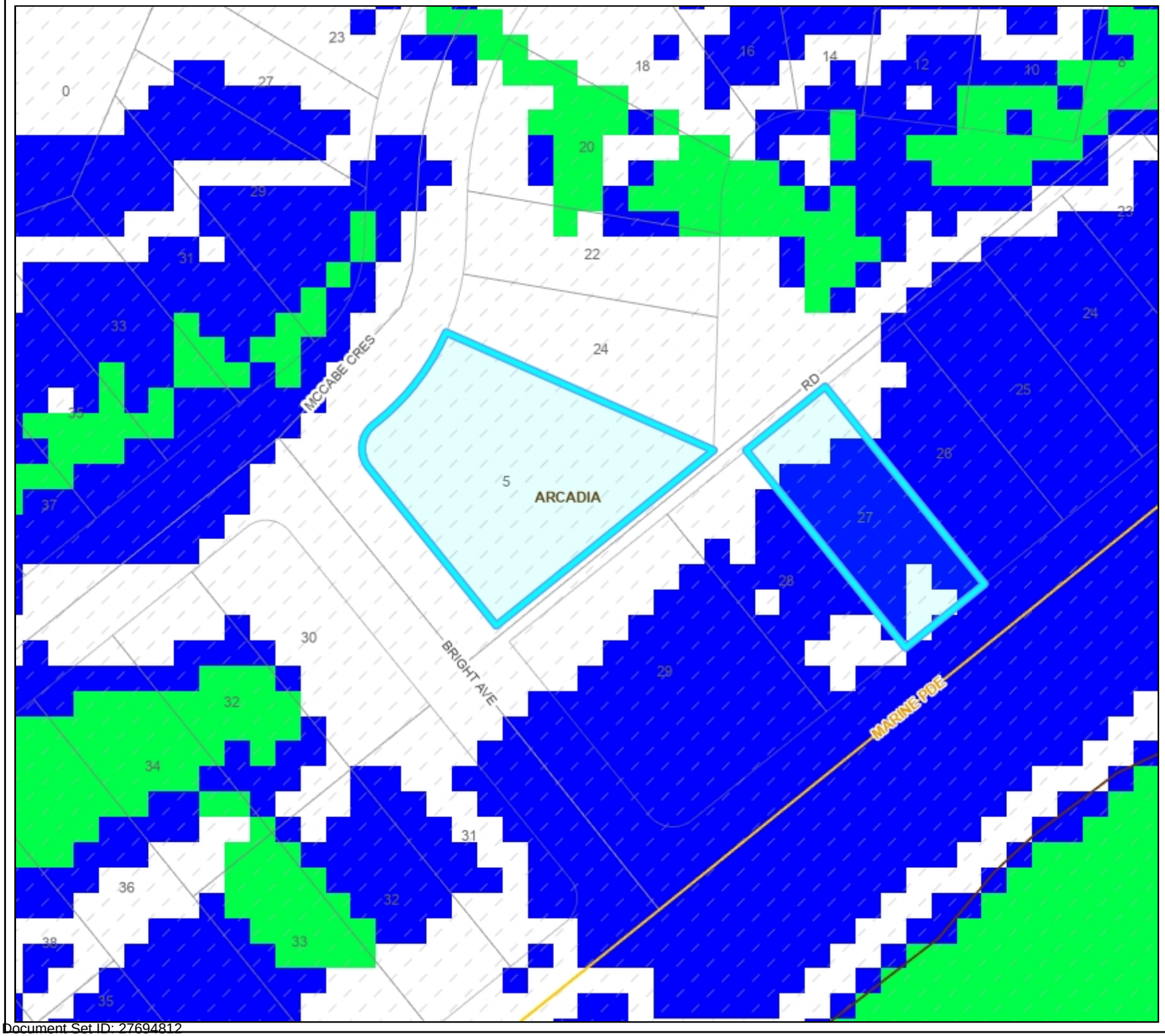

Q100

Legend

Properties

Suburbs

FLOOD STUDY AREAS

November 2014 to Present

WATER HEIGHT (1:250 - 1:5000)

2% AEP Height

1% AEP Height

1% AEP & 2% AEP DEPTH (1:250 - 1:5,000)

Water Depth: 0.01 - 0.3m

Water Depth: 0.3 - 0.5m

Water Depth: 0.5 - 0.75m

Water Depth: 0.75 - 1.0m

Water Depth: 1.0 - 1.5m

Water Depth: 1.5 - 2.0m

Water Depth: 2.0 - 3.0m

Water Depth: 3.0 - 25.0m

0 12.7 25.40

Meters

Date: 23/4/2025 4:17 PM

Scale 1: 1,000

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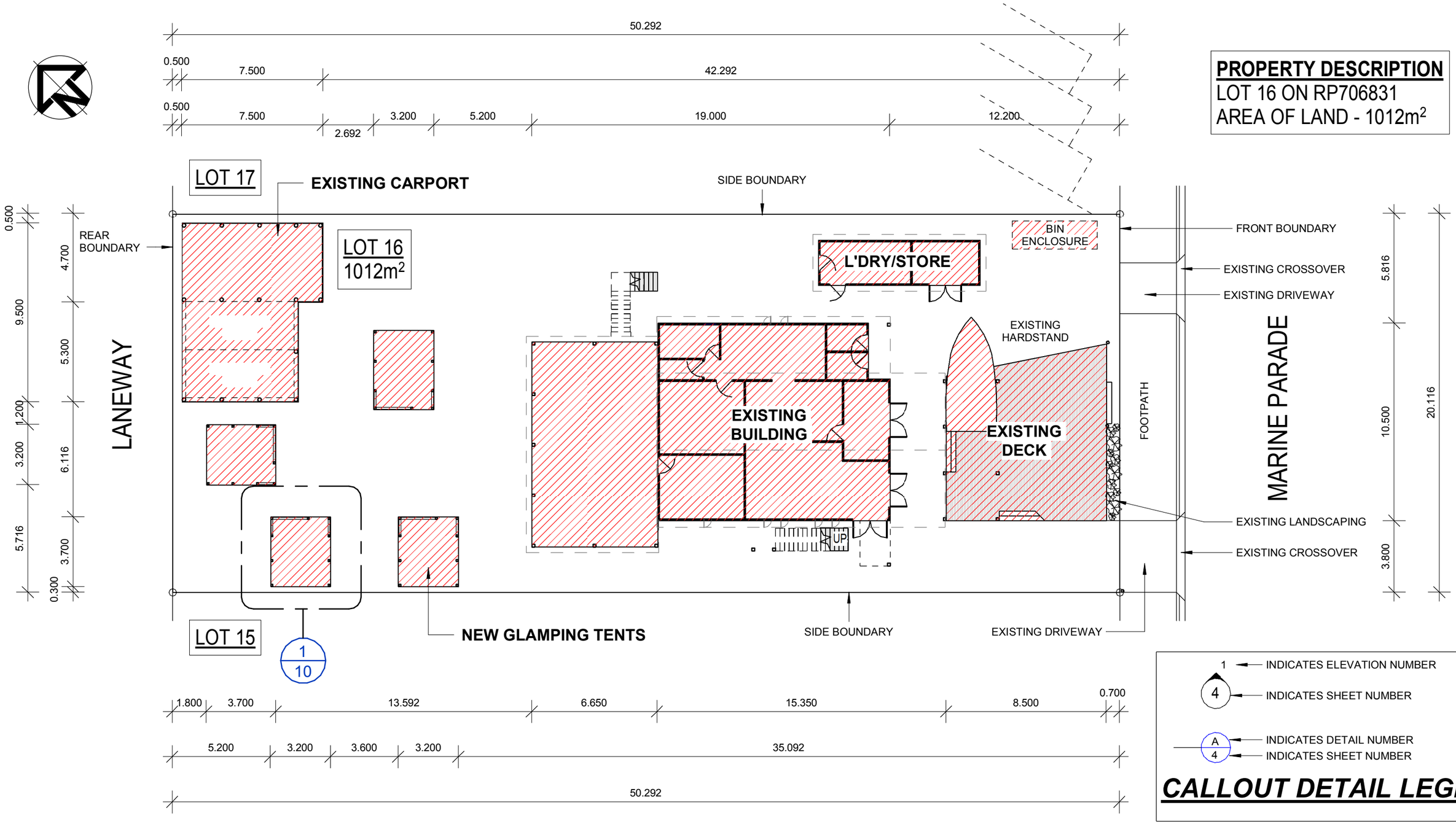
City of Townsville

APPENDIX 3

PLANS OF DEVELOPMENT

Document Set ID: 27694812
Version: 1, Version Date: 24/10/2025



PROPERTY DESCRIPTION
LOT 16 ON RP706831
AREA OF LAND - 1012m^2

1 ← INDICATES ELEVATION NUMBER
4 ← INDICATES SHEET NUMBER
A/4 ← INDICATES DETAIL NUMBER / INDICATES SHEET NUMBER

CALLOUT DETAIL LEGEND

SITE LAYOUT PLAN

SCALE: 1 : 200

AS CONSTRUCTED

NTH QLD CONSTRUCTION CONSULTING P. L.
P.O Box 21 AITKENVALE Q 4814
UNIT 1, 9 CIVIL RD, GARBUTT Q 4814
PH 4728 2339 - FAX 4728 2966
MOBILE PH 0429 001 726
EMAIL - bswitzer@nqcc.biz
ABN & GST - 16 111 343 161

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AMENDMENTS

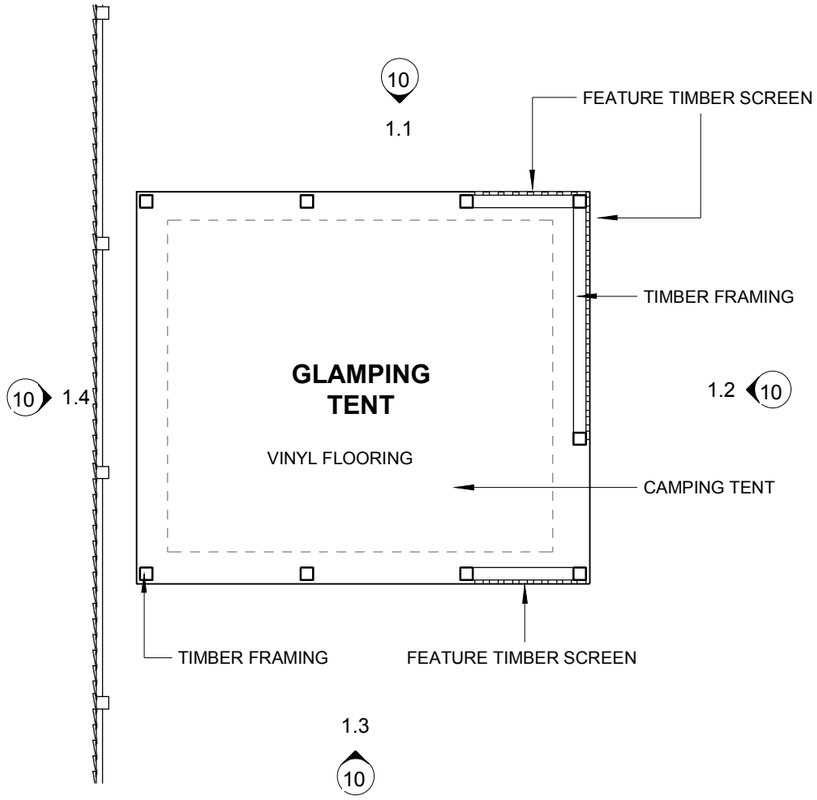
DATE	REVISION	DESCRIPTION
22.05.18	A	AS CONSTRUCTED
12.06.18	B	WATERMARK REMOVED
27.11.18	C	CARPARKING LAYOUT CHANGED

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QLD BUILDING SERVICES AUTHORITY (QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

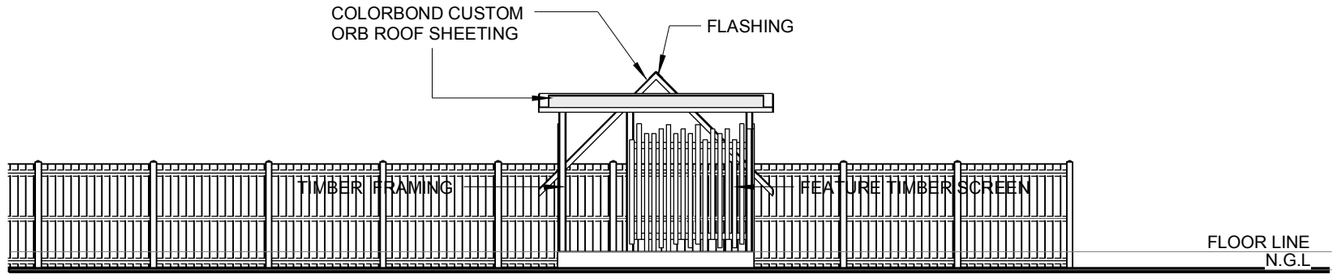
CLIENT - ARCADIA BEACH GUEST HOUSE	
PROJECT - Extension	
LOCATION - 27 MARINE PARADE, ARCADIA QLD 4819	
PROJECT NO. - 18-5039-ABG	REVISION C1
DATE - MAY 2018	
DRAWN - BG	SCALE - AS SHOWN
CHECKED BY - B. J. SWITZER	SHEET NO. - 7 - A3

Document Set ID: 27694812
Version: 1, Version Date: 24/10/2025



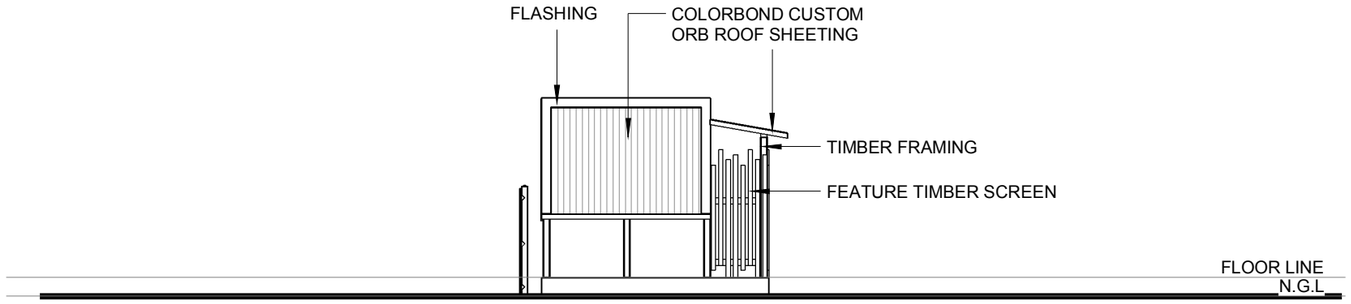
TYPICAL GLAMPING TENT LAYOUT PLAN

SCALE: 1 : 50



1.2 TYPICAL ELEVATION

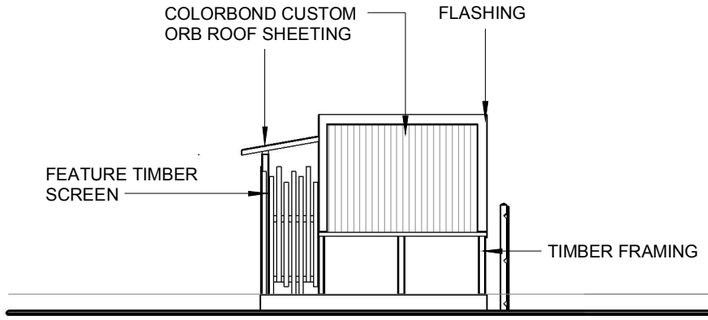
SCALE: 1 : 100



1.3 TYPICAL ELEVATION

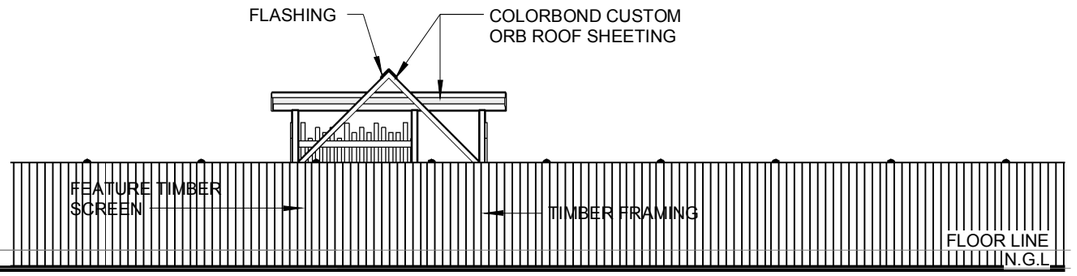
SCALE: 1 : 100

GLAMPING TENT



1.1 TYPICAL ELEVATION

SCALE: 1 : 100



1.4 TYPICAL ELEVATION

SCALE: 1 : 100

AS CONSTRUCTED

NTH QLD CONSTRUCTION CONSULTING P. L.
P.O Box 21 AITKENVALE Q 4814
UNIT 1, 9 CIVIL RD, GARBUTT Q 4814
PH 4728 2339 - FAX 4728 2966
MOBILE PH 0429 001 726
EMAIL - bswitzer@nqcc.biz
ABN & GST - 16 111 343 161

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AMENDMENTS

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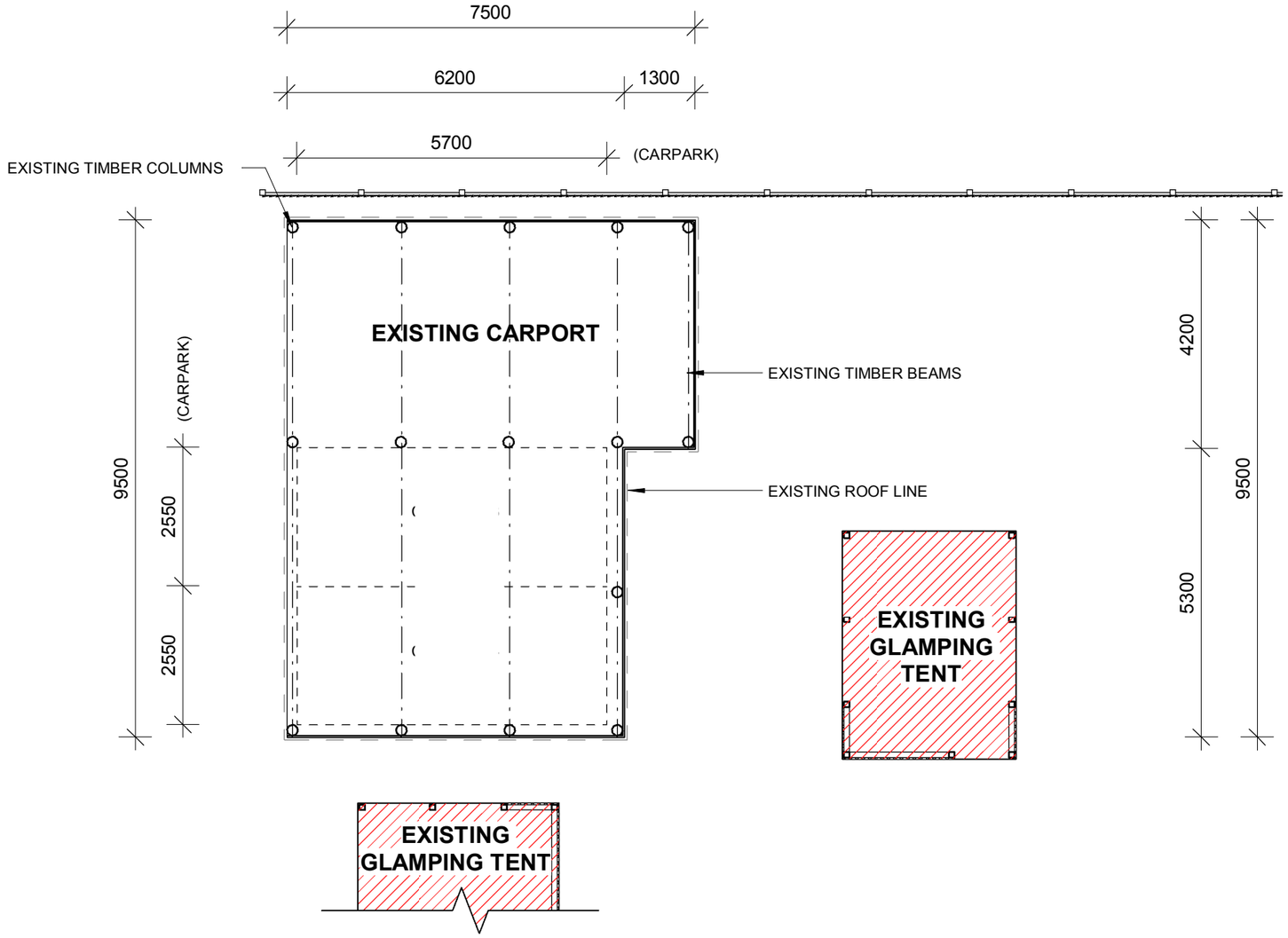

CARPORT LAYOUT PLAN

SCALE: 1 : 100

AS CONSTRUCTED

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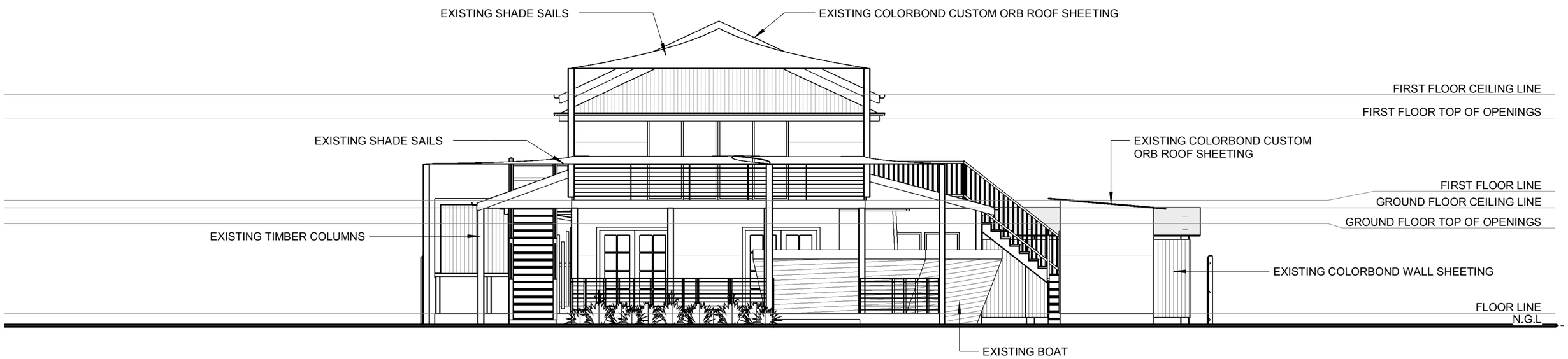
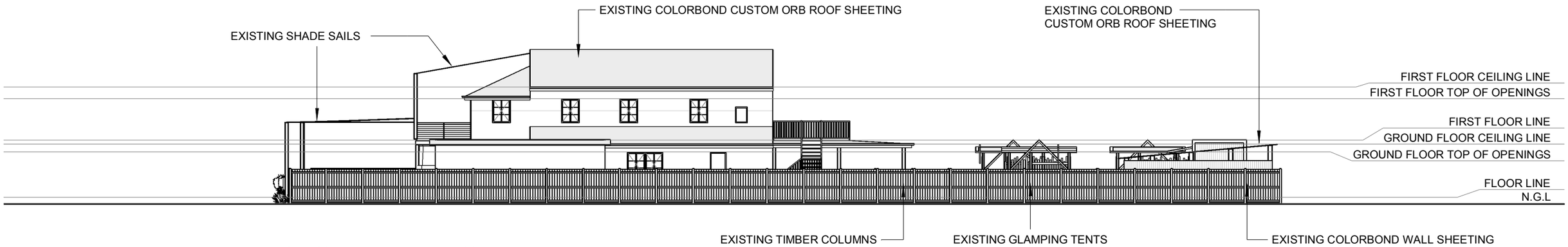
DRAWN - BG	SCALE - AS SHOWN
CHECKED BY - B. J. SWITZER	SHEET NO. - 11 - A3

Document Set ID: 27694812
Version: 1, Version Date: 24/10/2025



FRONT ELEVATION

SCALE: 1 : 100



RHS ELEVATION

SCALE: 1 : 200

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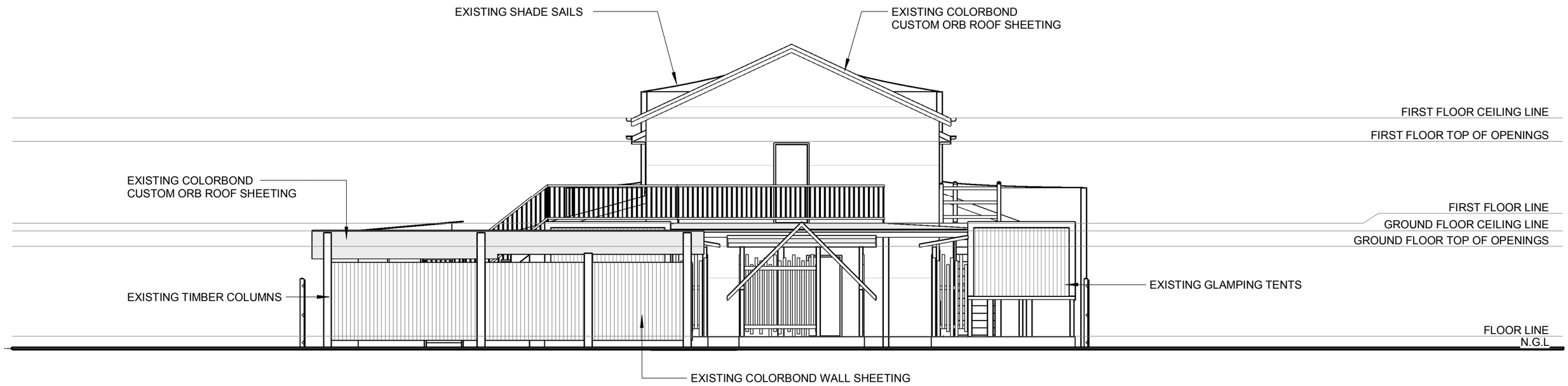
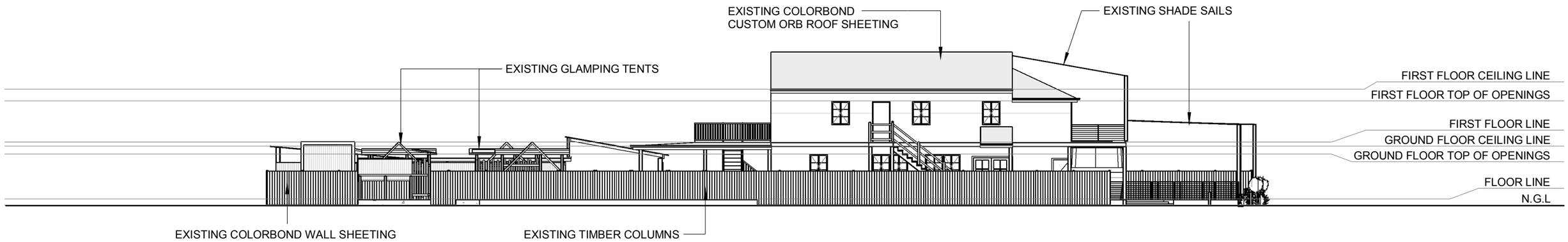


REAR ELEVATION

SCALE: 1 : 100



LHS ELEVATION

SCALE: 1 : 200

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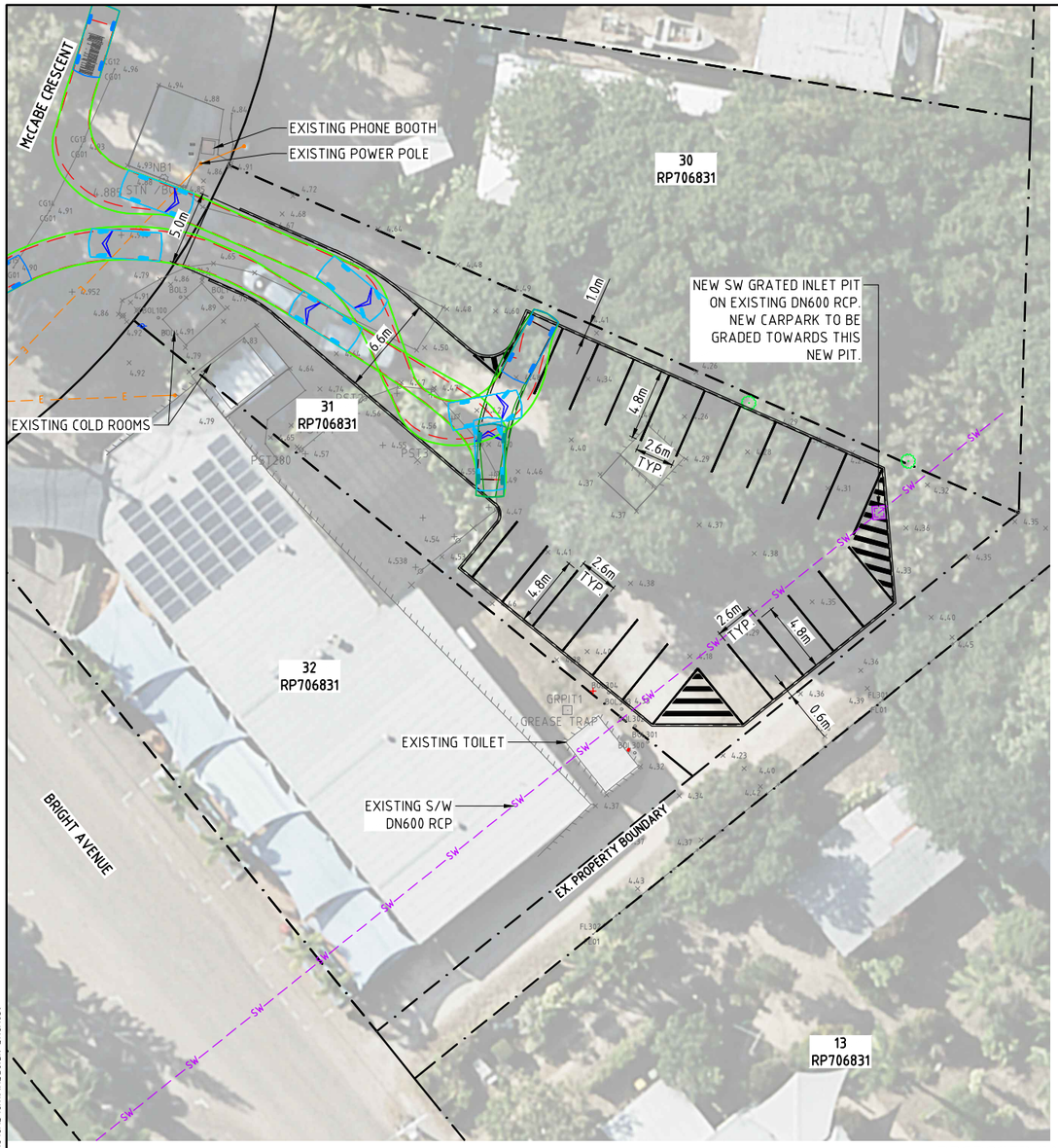
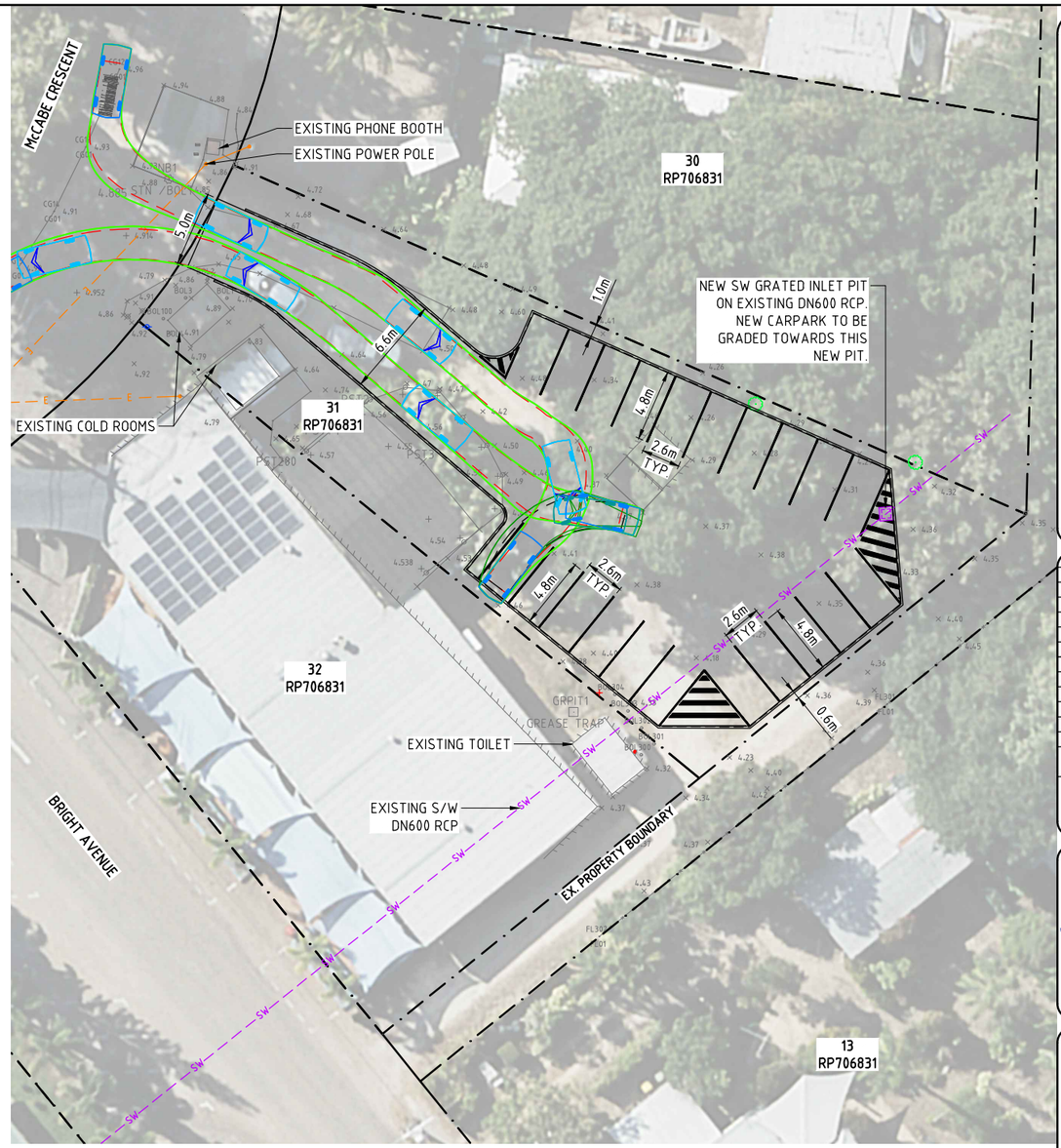


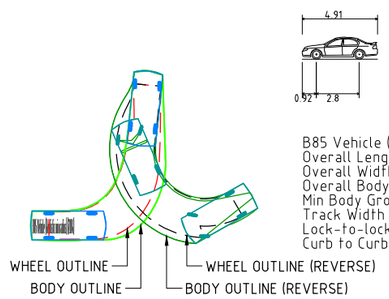


PROPOSED CARPARK LAYOUT

SCALE 1:200 AT A1

NOTES:

- ALL VEHICLES CAN ENTER AND EXIT THE CARPARK IN FORWARD MOTION.
- TOTAL CARPARKS = 21
- PAVEMENT TYPE TBC. BARRIER KERB TO CARPARK EXTENT.
- STORMWATER DESIGN TBC.



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

DESIGN VEHICLE LEGEND

B85 PASSENGER

SCALE 1:200 AT A1

-4 0 4 8

SCALE OF METRES 1:200 AT A1 & 1:400 AT A3

REVISION		APP'D	DATE
B	MINOR AMENDMENT	DEJ	11/06/25
A	FOR INFORMATION	DEJ	04/06/25

INFORMATION

JAS-ANZ
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QSERC ISO 9001

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townsville@lcjengineers.com.au
www.lcjengineers.com.au

DRAWN	DESIGNED
AC	AC
APPROVED	DATE
RPEQ:	

CLIENT
SOMERVILLE HOSPITALITY PTY LTD
C/ BNC PLANNING

PROJECT
PROPOSED CARPARK

5 BRIGHT AVENUE
ARCADIA

DRAWING
CONCEPT CARPARK PLAN

NUMBER	SHEET NO.	REVISION
BNCA039	SK02	B

Plot Date:11/06/2025 3:04 PM User: ACharrismanagara File Name: J:\BNCA\BNCA039 Carpark, Arcadia Shops, Magnetic Is\CAD\Civil\XDESIGN-BNCA039

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Version: 1, Version Date: 24/10/2025

APPENDIX 4

OTHER SUPPORTING INFORMATION