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From: "Emma Staines" <Emma.Staines@braziermotti.com.au>
Sent: Tue, 23 Apr 2024 12:01:26 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Development Application - 42967-001-01
Attachments: 42967-001-01 - Development Application.pdf

Good morning,

Please find attached a Development Application seeking a Development Permit for Material Change of Use at 20-24 Parkside Drive, Condon on land formally described as Lot 2 on SP210992.

If you require any further information, please do not hesitate to contact our office.

Kind regards,



Emma Staines
Town Planner

P 07 4772 1144

595 Flinders Street
Townsville Q 4810

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The logo for Brazier Motti, featuring the words 'brazier motti' in a white, lowercase, sans-serif font, oriented vertically within a solid orange rectangular bar.

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23 April 2024

Our Ref: 42967-001-01

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE CITY QLD 4810

Attention: Development Assessment

Dear Sir/Madam,

DEVELOPMENT APPLICATION

**Development Permit for Material Change of Use (Office and associated Warehouse)
20-24 Parkside Drive, Condon**

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

Please find enclosed a Development Application seeking a Development Permit for Material Change of Use at 20-24 Parkside Drive, Condon on land formally described as Lot 2 on SP210992.

In accordance with Townsville City Council's schedule of fees and charges 2023/2024, the development application fee is \$9,108.00. This comprises:

- Office (373m² TUA – \$3,564.00)
- Warehouse (1,005m² TUA) - \$4,488.00); and
- Impact assessment - \$1,056.00.

The fee will be paid directly to council by the applicant upon receipt of Council's application reference number.

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

Yours faithfully,

Emma Staines

Town Planner

Brazier Motti Pty Ltd

Encl. Development Application

DEVELOPMENT APPLICATION SEEKING A
DEVELOPMENT PERMIT FOR:

Material Change of Use (Office and
Warehouse)

on behalf of
HCT PROPERTY PTY LTD

at
20-24 PARKSIDE DRIVE, CONDON

on
LOT 2 ON SP210992





Brazier Motti have prepared this report for the sole purposes of HCT Property Pty Ltd for the specific purpose of a Development Application seeking a Development Permit for Material Change of Use (Office and Warehouse) at 20-24 Parkside Drive, Condon.

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

Signed on behalf of Brazier Motti Pty Ltd

EMMA STAINES

Town Planner

Brazier Motti Pty Ltd

Signed by reviewer

ANNE ZAREH

Senior Town Planner

Brazier Motti Pty Ltd



BRAZIER MOTTI

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Final: April 2024

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Job No: 42967-001-01



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APPENDICES

Appendix A:	DA form 1 - Development Application Details and Landowner's Consent
Appendix B:	Certificate of Title, Smart Map and Survey Plan
Appendix C:	Proposal Plans prepared by Brett Hodkinson Building Design
Appendix D:	Major Centre Zone Code



1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, HCT Property Pty Ltd, in support of a Development Application seeking a Development Permit for Material Change of Use to establish an office and an associated warehouse on the vacant land at 20-24 Parkside Drive, Condon.

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

The subject site is located within the Townsville City Council local government area and the applicable planning scheme for use by the Assessment Manager is the Townsville City Plan 2014 (Version 2022/02) (“the Planning Scheme”).

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

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

Section 2:- A site description including the site characteristics and its immediate surrounds.

Section 3:- A detailed description of the development proposal.

Section 4:- A review of the relevant legislation provisions.

Section 5:- A review of the planning framework.

Section 6:- An assessment of the proposal against the Townsville City Plan, 2014.

Section 7:- Conclusion and recommendation.



2.0 THE SITE

The subject site is located at 20-24 Parkside Drive, Condon being formally described as Lot 2 on SP210992. The certificate of title confirming ownership of the site by HCT Property Pty Ltd is included **Appendix B**.

Figure 1 below shows an aerial of the site and its immediate surrounds. The site is a regular shaped allotment comprising 2,511m². It is not burdened by any easements. The Smart Map and survey plan are included in **Appendix B** which confirm the site area and surrounding cadastre.

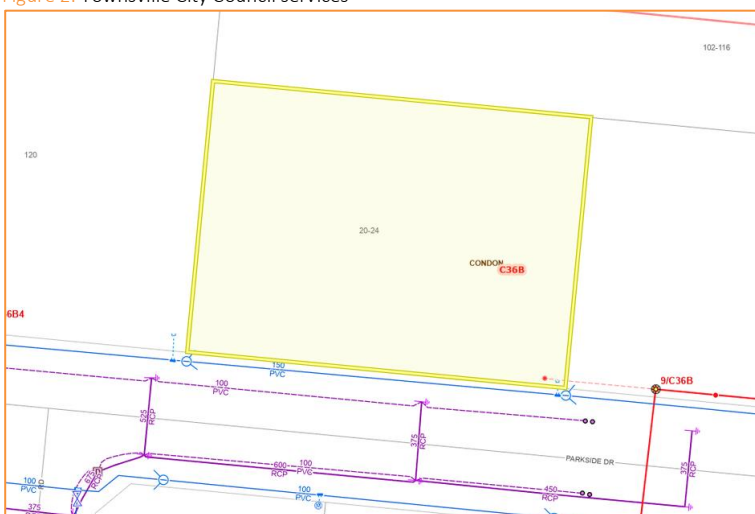
Figure 1: Aerial image of the site and immediate surrounds



Source: Queensland Globe, 2024

The topography is generally flat with a slight fall from the northern boundary, south to the road frontage. *Figure 2* below indicates the sites connection to Council's reticulated water and sewer networks. The water meter and wastewater property connections are located in the south east corner of the site. Stormwater infrastructure is located within the road reserve. Four street trees are included along the property frontage within the road reserve.

Figure 2: Townsville City Council services



Source: TownsvilleMAPS – Community, 2024



The land is wholly contained within Major Centre Zone, Thuringowa Central Major Centre Precinct and the Thuringowa Centre Support Sub-Precinct for the purposes of the Planning Scheme. *Figure 3* below shows an extract of the Planning Scheme zone map.

Figure 3: Zone Map



Source: Townsville City Plan, 2014

Land uses to the east of the site comprise indoor sport and recreation (CrossFit Townsville), health care services (The Physio House), a warehouse (Stockland Self-Storage), low impact industry (Return It – Container Recycling, Bridgestone Select Tyre & Auto, DMC Electrical & Air Cooling). Patio World is located directly opposite the subject site and is an office and warehouse use.

Land adjoining the site directly to the north is the Dan Gleeson electrical substation. Land to the west is vacant.

Overall, the pattern and zoning of development, in the vicinity of the site, is characterised by large commercial premises and low impact industrial land uses. Further south, land is zoned medium density residential however remains vacant.



3.0 THE PROPOSAL

This report details an application seeking a Development Permit for Material Change of Use to establish an office and an associated warehouse on the subject site described above.

3.1 DEFINITION OF PROPOSED USE

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

Office:

Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:

- *business or professional advice;*
- *service of goods that are not physically on the premises;*
- *office based administrative functions of an organisation.*

Warehouse:

Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.

The use may include sale of goods by wholesale where ancillary to storage.

The use does not include retail sales from the premises or industrial uses.

3.2 DEVELOPMENT PLANS

The proposed development is illustrated in the following proposal plans prepared by Brett Hodkinson Building Design included in **Appendix C**:

- A01 – Cover Sheet
- A02 – Site Plan
- A03 – Ground Floor Plan – Tenancy 1
- A04 – Ground Floor Plan – Tenancies 2 & 3
- A05 – First Floor Plan – Tenancy 1
- A06 – First Floor Plan – Tenancies 2 & 3
- A07 – Elevations
- A08 – Section A
- A09 – Perspective Views

As detailed on the proposal plans, the site is to incorporate:

- Concreted, designated access from the Parkside Drive;
- 24 car parking spaces, including 3 all abilities spaces;
- Designated refuse area, suitable for 2 large bins;
- Secure hardstand area allocated to each tenancy;
- Shared driveway arrangement;
- Landscaping;
- Retention of 3 existing street trees;

Tenancy 1 will be two storeys. The ground floor is to include:

- Reception;



- Board room;
- Server room;
- Meeting room 1;
- Accountant's office;
- Open office space;
- Unisex amenities;
- Lunch room;
- Internal access from the office to the warehouse;
- 4 roller doors on the northern elevation and 1 roller door on the southern elevation providing vehicular access to the warehouse;
- Storage racking.

The first floor will comprise:

- Meeting room 2;
- Estimator's office;
- Managing Director's office;
- Construction Manager's office;
- General Manager's office;
- Construction Coordinator's office (1);
- Construction Coordinator's office (2);
- Additional open office space;
- Unisex amenities; and
- Kitchenette.

Tenancies 2 and 3 are smaller in scale however comprise similar design characteristics to tenancy 1. The storage area will be used to store vehicles in the case of a severe weather event and small tools that are used for building and construction projects off site. Cars and small machines are also typically stored on site meaning the warehouse will rarely be at full capacity.

3.3 PROPOSED DEVELOPMENT

The purpose of the proposed development is to establish a new headquarters for the Applicant in Stage 1 and commit additional commercial floor space to be tenanted in a second stage.

Operation & Staff

The use will operate from 8.00am to 5.00pm, Monday to Friday.

Taylor Builders will occupy tenancy 1 and at their current capacity, have up to 5 staff on site per day. This number is expected to grow to up to 10 staff per day. Approximately 3 to 5 customers, suppliers or consultants visit the headquarters per week.

The operation of tenancies 2 and 3 will be consistent with the nature of tenancy 1, however at a smaller scale given the respective floor space.

Water, Sewer & Stormwater

The subject site is currently connected to Council's reticulated water and sewer infrastructure. It is not anticipated any new connections or upgrades will be required to service the proposed development.



Given the site is free from inundation, based on Council's flood overlay map, particularly within the development footprint, a desktop assessment is to be provided as part of a Site Based Stormwater Management (SBSM) Plan. The SBSM plan will address stormwater quality treatment in accordance with the State Planning Policy (SPP).

Traffic, Access and Carparking

Based on the number of staff attending the site per day and the number of customers, suppliers, consultants visiting per week, the estimated traffic movements to and from the site, in Stage 1, is minimal and unlikely to impact on the operation of roads and transport networks.

The new access driveway and crossover will be constructed from the existing kerb and channel to the property boundary. The car park and hardstand area to the rear of the proposed building will be concreted.

24 car parking spaces, including 3 all abilities spaces have been provided on site. Additional parking to the rear and internally of each tenancy can be informally facilitated for company vehicles, if required.

Waste Management

A designated refuse storage area is provided on site, suitable to accommodate two skip bins that will be collected by a private waste collection company as required. It is not anticipated that the development will require the two skip bins in stage 1 and would primarily use wheelie bins that are ideal for small to mid-sized commercial and industrial waste and recycling.



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

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

4.2 THE PLANNING ACT 2016

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

4.3 STATE ASSESSMENT AND REFERRALS

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

Consideration of the proposed development against Schedule 10 of the *Planning Regulation 2017* determined that the proposal triggers referral for the matters identified in Table 1 below.

Table 1 – Referral Triggers

MATTER	STATUTORY TRIGGER
Electricity Infrastructure	<u>Schedule 10, Part 9, Division 2, Table 2, Item 1</u> Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if— (a) all or part of the premises are within 100m of a substation site; or (b) both of the following apply— (i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act; (ii) the easement is for a transmission grid or supply network

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

4.4 STATE PLANNING POLICY

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

For the purposes of this development application, it is considered that separate assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the Planning Scheme.



4.5 NORTH QUEENSLAND REGIONAL PLAN

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

The proposal aligns with the outcomes sought by the NQRP, avoids urban sprawl and utilises the existing infrastructure networks.

4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

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

4.7 PUBLIC NOTIFICATION

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



5.0 THE PLANNING FRAMEWORK

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

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

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

5.1 LAND DESIGNATION

In accordance with the Planning Scheme, the site is included within the Major Centre Zone, Thuringowa Central Major Centre Precinct and the Thuringowa Centre Support Sub-Precinct and is identified as affected by the following overlays:

- Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 90m above ground level;
- Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 13km;
- Bushfire hazard Overlay Map OM-02 - Medium bushfire hazard area
- Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard – Low – medium hazard area.

5.2 LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

Table 5.5.10 of the Planning Scheme identifies material change of use for an office as code assessable development and a warehouse as impact assessable development, at this location. Therefore, impact assessment is required for the purpose of this development application, in accordance with Section 5.3.2 of the Planning Scheme.

The assessment table identifies that an application requires assessment against the Planning Scheme. Hence, the Strategic Framework and the following codes:

- Major centre zone code;
- Healthy waters code;
- Landscape code;
- Transport impact, access, and parking code;
- Works code;
- Airport environs overlay code;
- Bushfire hazard overlay code; and
- Flood hazard overlay code.



6.0 TOWNSVILLE CITY PLAN 2014

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

6.1 STRATEGIC FRAMEWORK

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

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

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

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

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

- Utilise land within the nominated urban footprint, to ensure the city becomes more compact and efficient;
- Contribute to the activity centre by providing a commercial use that accommodates future employment, community and commercial activities;
- Utilise the existing transport network;
- Facilitate an activity that is commensurate to the scale and form of surrounding development, safeguarding the hierarchy of centres; and
- Expand on the range of uses offered within the centre and increases vibrancy of the community hub.

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

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

- Facilitate a contemporary building on a vacant block of land, that is oriented to the street and enhances the quality of the street with the retention of existing street trees; and
- Provide an interface between the hub of the Major Centre and sensitive land uses (Medium Density Residential Zone) to protect the health, wellbeing, amenity and safety of the community.

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

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

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



The theme, **Sustainable Economic Growth**, seeks to ensure economic and employment growth is primarily located in Townsville's centres and industrial areas. Sensitive land uses are prevented from encroaching on the city's freight routes, special purpose areas, industrial areas and specialised centres, to ensure their ongoing efficient operation, minimise risks and avoid conflicts.

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

- Protect industrial land for industry by enabling low impact development within the Major Centre Zone to avoid taking up land in an industrial zone that would otherwise be needed for higher impact development.

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

6.2 ZONE CODE PROVISIONS

6.2.1 Major Centre Zone Code

The proposed development is nominated for assessment against the Major Centre Zone Code.

The purpose of the code is to *provide for a mix of uses and activities. It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a sub-region in the planning scheme area.*

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

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

- (a) Hyde Park, Aitkenvale, Thuringowa Central and the future Julago and Burdell major centres act as the most significant centres for the Townsville community after the principal centre (CBD). They service sub-regional catchments and do not compromise the intended role or successful functioning of other major centres or the CBD;*
Editor's note—*The Julago and Burdell areas are included in the Emerging community zone. The future major centre at Burdell is planned within the North Shore area.*
- (b) these centres operate as major multifunctional community hubs. They contain the highest order of community, retail and office based functions after the principal centre (CBD), including sub-regional level services such as theatres, major libraries and community centres and health and educational facilities. However, they do not contain any additional department stores;*
- (c) major centres evolve as vibrant mixed use places where people live, work and play in a high density environment which is active both during the day and night-time and includes residential uses;*
- (d) major centres are highly accessible by walking and cycling from surrounding medium density residential areas;*
- (e) major centres become a hub for major public transport routes providing frequent services to other parts of the city, and development facilitates convenient access to public transport facilities as a priority;*
- (f) showrooms occur within the major centres, but are generally located and designed so that they do not detract from the intended built form, pedestrian focus and accessibility;*
- (g) centre design and built form creates a walkable and legible pedestrian-focussed environment, with a range of connected, safe and pleasant public spaces forming community focal points. Public spaces and primary pedestrian circulation streets are activated by shop fronts, awnings and kerbside activities;*
- (h) the height and scale of buildings reinforce the character, legibility and accessibility of the centre. Centres predominantly contain medium-rise buildings. However, a human scale and attractive, pedestrian friendly environment is created at street level;*



- (i) centres are designed to create a desirable interface with surrounding neighbourhoods, providing for attractive streetscapes and transitioning of building form and scale and minimising potential land use conflicts; and*
- (j) opportunities for energy efficiency through built form are maximised.*

Thuringowa Central major centre precinct:

- (a) development in the Thuringowa Central major centre continues to grow and diversify the range of activities within the centre. However, a department store is not established within this centre;*
- (b) higher density housing includes student and visitor accommodation to reinforce economic links with the James Cook University and Townsville Hospital;*
- (c) the centre is focussed on a new main street and town square along High Range Drive, which provides a strong connector between Riverway and the Willows sub-precinct;*
- (d) further outward expansion of the centre does not occur, with all new development contributing to the increasing consolidation of the centre and the clear definition of its edges;*
- (e) new development facilitates improved permeability within the centre for pedestrians and cyclists, provides for safer and shadier pedestrian routes and promotes access to public transport facilities;*
- (f) a bus interchange forms a focal point within the centre that is well-connected to the Thuringowa town centre heart sub-precinct, the Willows sub-precinct and the surrounding neighbourhoods;*
- (g) built form is highest and most intensive in the Thuringowa town centre heart sub-precinct, decreasing to the centre edges;*
- (h) visual and physical connections to Pioneer Park and Riverway are maximised wherever possible; and*
- (i) Thuringowa Drive, Riverway Drive and Hervey Range Road become tropical boulevards providing a sense of arrival at the centre and strong landscape amenity. This is achieved through street tree planting, stronger definition of road edges by buildings fronting the street and screening of parking areas.*

Thuringowa centre support sub-precinct:

- (a) larger format showroom uses, service industries and some low impact industries are accommodated in this sub-precinct. The sub-precinct may also contain office uses and community facilities, but does not contain shopping uses other than those of a convenience nature;*
- (b) buildings are oriented to the street frontages, and streetscape is improved through the quality of the adjoining built form and landscaping;*
- (c) built form is generally lower rise and less intensive than in the rest of the Thuringowa Central major centre;*
- (d) convenient pedestrian connections are created to the Thuringowa town centre heart sub-precinct; and*
- (e) development along the edges of this sub-precinct provides an attractive interface and minimises impacts on the amenity of nearby residential land.*

Response

The proposed development is consistent with the purpose and overall outcomes of the zone code, specifically noting the proposal contributes to the consolidation of the centre and does not exceed the defined edges.

The development is not defined as low impact industry or service industry, however, is consistent with the nature of the land uses within the locality. It provides an office to commit commercial activity and the warehouse component simply supports the operation of the office.

Built form is considerate to its location and is less intensive than that provided in the rest of the centre.

A complete assessment of the proposed development against the relevant assessment benchmarks of the Major Centre Zone Code can be found in **Appendix E**.



6.3 DEVELOPMENT CODES

6.3.1 Healthy Waters Code

The proposed development is nominated for assessment against the Healthy Waters Code.

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

Response

A Site Based Stormwater Management (SBSM) Plan is to be prepared to confirm compliance with the Healthy Waters Code. The SBSM plan will also address stormwater quality treatment in accordance with the State Planning Policy (SPP).

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

6.3.2 Landscape Code

The proposed development is nominated for assessment against the Landscape Code.

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

Response

The proposed development is considered generally consistent with the purpose and overall outcomes of the Landscape Code as it adequately incorporates landscaping treatments into its design, as shown on the proposal plans included in **Appendix C**.

A 2m deep landscaping screen is proposed along the property frontage to soften the built form, provide privacy, reduce illumination impacts of the concrete driveway and hardstand and enhance the aesthetic of the commercial premises. 3.3m wide landscape strips are extended 5.4m toward the buildings on either side of the access driveway and along the side boundaries. The inclusion of this treatment clearly defines access to the subject site, the parking area and the buildings.

3 of the existing street trees located in the road verge will be retained to provide shade and ensure streetscape is maintained. An additional 3 trees are to be provided within the landscaping strip, which will, when at maximum height, contribute additional shade to the car park.

Plant species, landscape materials and surface treatments will be selected in accordance with the development manual planning scheme policy no. SC6.4 - SC6.4.12 Landscaping and Open Space.

6.3.3 Transport Impact, Access and Parking Code

The proposed development is nominated for assessment against the Transport Impact, Access and Parking Code.

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

Response

The site was created following approval for a development permit for reconfiguring a lot (Council ref: R319: 6297) to establish five (5) light & service industry lots in 2007. Therefore, it is not anticipated the proposed development



will adversely impact on the surrounding network given it is located in an area appropriate for the nature of the use and traffic generated by it. In Stage 1, on commencement of the use, up to 5 staff will travel to and from the site per day and no more than 3 to 5 visits per week from customers, suppliers, consultants are expected. As the business expands, up to 10 staff are proposed.

Access

As shown on the proposal plans in **Appendix C**, access to the site is provided directly from Parkside Drive. The driveway is 8m wide at the property boundary and tapered a further 3.3m on each side to the edge of road. It is to be constructed in accordance with Townsville City Council standard drawings.

Parking

Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10, refer Table 2.

Table 2 – Parking rate calculation

DEFINED USE	PARKING RATES	PROPOSED GFA	REQUIREMENT
Office	One (1) space per 30m ² of GFA	373m ²	12.43 spaces
Warehouse	One (1) space per 100m ² of GFA	1,005m ²	10.05 spaces
			23 spaces

Notwithstanding the above, additional car parking is available to each tenancy at the rear of each building within a secured hardstand area. Internal car parking can also be facilitated where required, or in the event of serve whether, via the roller doors as shown the ground floor plans for each tenancy.

Given the above, the proposed development is considered consistent with the purpose and overall outcomes of the code, particularly noting that:

- The proposed land use is generally consistent with the established nature of the area, therefore, it is not anticipated the development will significantly impact on the existing road network;
- The subject site has adequate frontage to Parkside Drive, therefore the proposed crossover and access driveway can be constructed in accordance with Australian Standards;
- Appropriate provision has been made from on-site car parking to meet the demand generate by the development; and
- Ample space is provided on site for the on-site loading, unloading, manoeuvring and access by service vehicles.

6.3.4 Works Code

The proposed development is nominated for assessment against the Works Code.

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

Response

The development is considered generally consistent with the purpose and overall outcomes of the Works Code as the subject site is connected to Council's reticulated water and sewer infrastructure networks and are afforded adequate access arrangements. As indicated on the proposed site plan, the hardstand, parking and manoeuvring areas will be shaped to ensure positive drainage towards roadways as per Council requirements.

Electricity (ergon) and telecommunication (telstra and nbn) services are located within the road corridor. The site is connected to these services and these connections will be maintained for the life of the development.



6.4 OVERLAY CODES

6.4.1 Airport Environs Overlay Code

The proposed development is nominated for assessment against the Airport Environs Overlay Code.

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

Response

The subject site is identified in operational airspace more than 90m above ground level and located 13km from the airport runway. The proposed building is two storeys high and does not propose any non-compliances against the code. Furthermore, the approved land uses would not generate gaseous plumes, smoke, dust or ash therefore, it is not anticipated the proposed reconfiguration will directly or indirectly impact upon the operational airspace.

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

6.4.2 Bushfire Hazard Overlay Code

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

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

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

Response

The subject site is designated in the medium hazard bushfire area, refer *Figure 4*.

Figure 4: Development Constraints Overlay Map



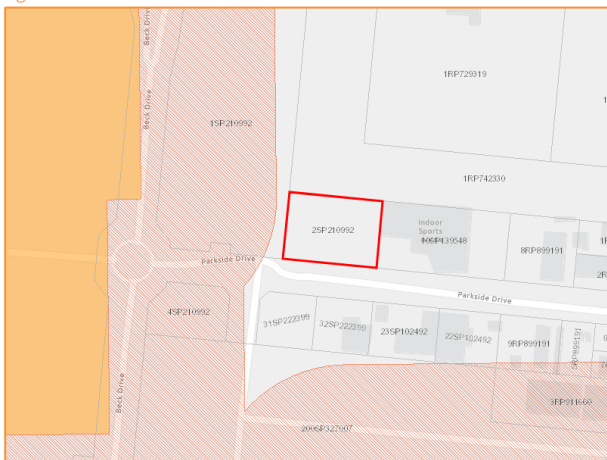
Source: Townsville City Plan, 2014

The hazard is mapped over the entire site. It is noted that the site is located within an established urban area and has been improved for the purpose of urban development over time and, as anticipated by the Planning Scheme and the NQRP, the locality will be subject to future built form.

The SPP confirms the above, as indicated by the assessment benchmark mapping in *Figure 5* below, which identifies the subject site as located outside any bushfire prone area and potential impact buffer area.



Figure 5: Natural Hazards Risk and Resilience



Source: SPP Assessment Benchmark Mapping, 2024

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

- The subject site has adequate road frontage to ensure an appropriate crossover and drive can be constructed for firefighting purposes;
- The subject site is connected to Council's water supply. Water infrastructure is located within the road corridor; and
- The proposed development does not create any additional bushfire prone areas.

6.4.3 Flood Hazard Overlay Code

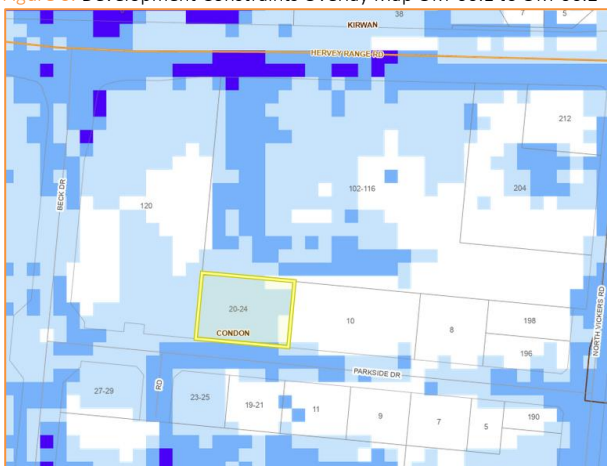
The proposed development is nominated for assessment against the Flood Hazard Overlay Code.

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

Response

The subject site is designated in the low flood area with minimal medium hazard identified at the Parkside Drive road frontage, refer *Figure 6*.

Figure 6: Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard



Source: Townsville City Plan, 2014



The site is predominately subject to low hazard flooding and does not propose the storage or manufacturing of hazardous materials in bulk, therefore it is not anticipated the development will increase any risk associated with flood hazard. A detailed assessment against the code is not warranted for the purpose of this development application.



7.0 CONCLUSION

This proposal details a development application to Townsville City Council seeking a seeking a Development Permit for Material Change of Use to establish an office and an associated warehouse on the vacant land at 20-24 Parkside Drive, Condon.

The proposed development responds to its setting and provides development to service the locality. It is consistent with the purpose of the zone and will allow achievement of outcomes expected for it.

The proposal aligns with the provisions prescribed by the Planning Scheme, SPP and NQRP particularly noting that:

- The proposal permits the adaptive use of vacant land, appropriately zoned for this purpose;
- The development benefits the local community providing a service and generating economic activity;
- The proposal complies with the outcomes of the Planning Scheme for development of this nature;
- The proposal does not increase the exposure of risk to people and property to bushfire or flood hazards; and
- Design treatments and performance can be secured by the provision of reasonable and relevant conditions.

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

APPENDIX A

Development Application Form 1 & Landowner's Consent

brazier motti



DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) 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)	HCT Property Pty Ltd c/- Brazier Motti Pty Ltd
Contact name (only applicable for companies)	Emma Staines
Postal address (P.O. Box or street address)	595 Flinders Street
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	4772 1144
Email address (non-mandatory)	Emma.staines@braziermotti.com.au
Mobile number (non-mandatory)	0437 538 193
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	42967-001-01

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		20-24	Parkside Drive	Condon
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4815	2	SP210992	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

Coordinates of premises by longitude and latitude

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

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

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

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

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer: _____

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land: _____
 Name of port authority for the lot: _____

In a tidal area
 Name of local government for the tidal area (if applicable): _____
 Name of port authority for tidal area (if applicable): _____

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport: _____

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

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

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

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

Office and associated warehouse

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

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following <ul style="list-style-type: none"> business or professional advice; service of goods that are not physically on the premises; office based administrative functions of an organisation. 		373m ²
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.		1,005m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?
<input type="checkbox"/> Yes
<input checked="" type="checkbox"/> No

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

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?

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- Yes – specify number of new lots: _____
 No

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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

- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material *(from a watercourse or lake)*
- Water-related development – referable dams
- Water-related development – levees *(category 3 levees only)*
- Wetland protection area

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

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of 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 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](#).

PART 7 – FURTHER DETAILS

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

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

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

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

- Yes – a copy of the receipted QLeave form is attached to this development application
- No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- Yes – show cause or enforcement notice is attached
- No

23) Further legislative requirements

Environmentally relevant activities

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

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

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. 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 69: 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.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

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

Waterway barrier works

23.7) Does this application involve waterway barrier works?

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

DA templates are available from <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

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

Brothels

23.14) Does this development application involve a material change of use for a brothel?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
- No

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

23.15) 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

23.16) 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.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application Yes Not applicable

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

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

Relevant plans of the development are attached to this development application Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) Yes Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

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

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
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			



Company consent to the making of a development application under the
Planning Act 2016

I, **CHRISTOPHER RONALD TAYLOR.**

^{Sole}
Director of the company mentioned below.

and I,

Director/Secretary of the company mentioned below.

Of:

HCT PROPERTY PTY LTD A.C.N. 652 352 139

as owner of the premises identified as follows:

20-24 Parkside Drive, Condon

Lot 2 on SP210992

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

Brazier Motti Pty Ltd

on the premises described above for:

Material Change of Use – Office and Warehouse

Signature of Director

5/4/24

Date

Signature of Director/Secretary

Date

APPENDIX B

Current Title Search, Smart Map and Survey Plan

brazier motti



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50767361	Search Date: 26/03/2024 15:20
Date Title Created: 05/05/2009	Request No: 47526380
Previous Title: 50721035	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 210992

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 721229111 04/11/2021

HCT PROPERTY PTY LTD A.C.N. 652 352 139
UNDER INSTRUMENT 721229111

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10425172 (POR 115)
2. MORTGAGE No 721229112 04/11/2021 at 15:31
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

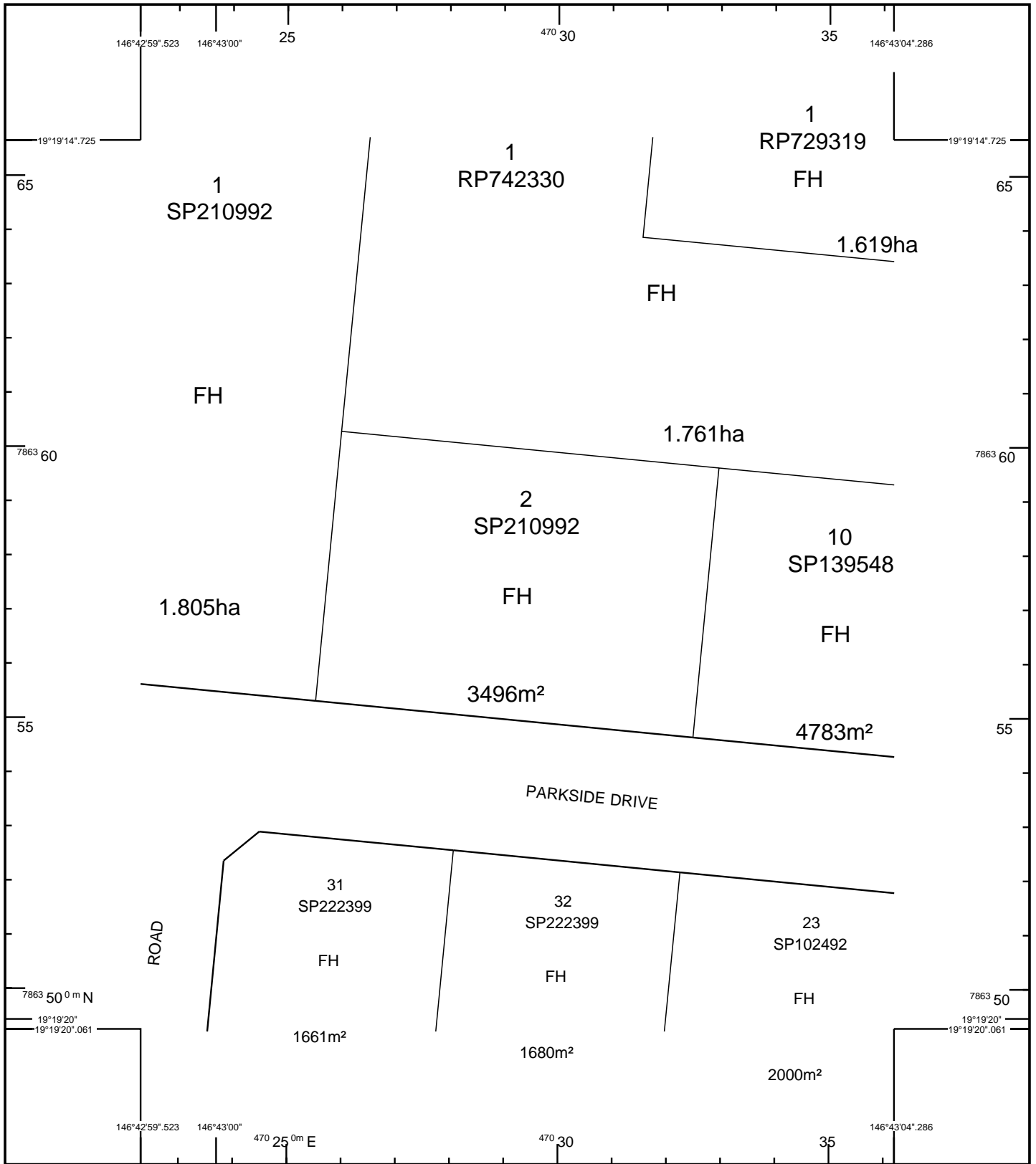
NIL

UNREGISTERED DEALINGS

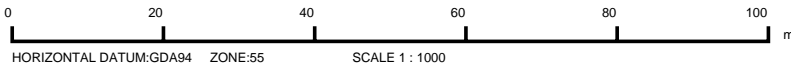
NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



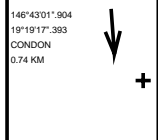
STANDARD MAP NUMBER
8259-31241



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	2/SP210992
Lot/Plan	2/SP210992
Area/Volume	3496m ²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	CONDON
Segment/Parcel	61959/184

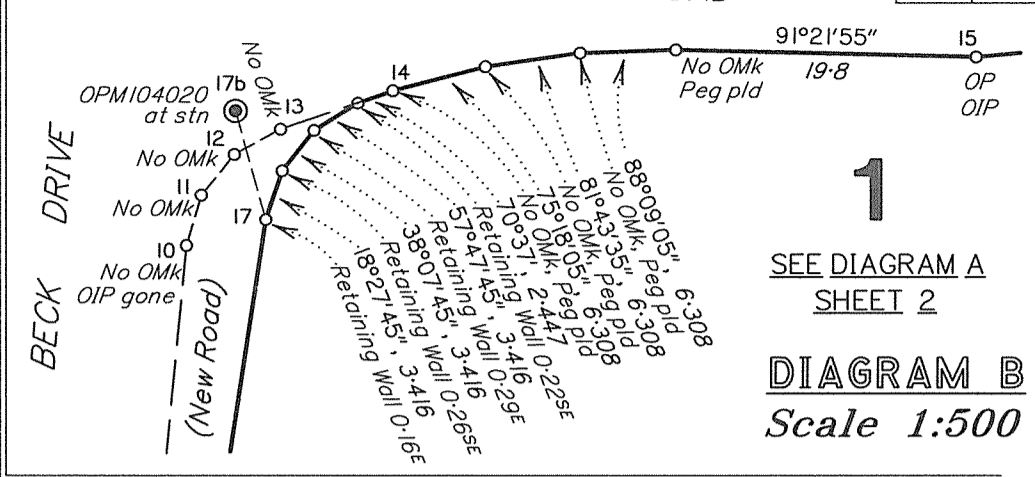
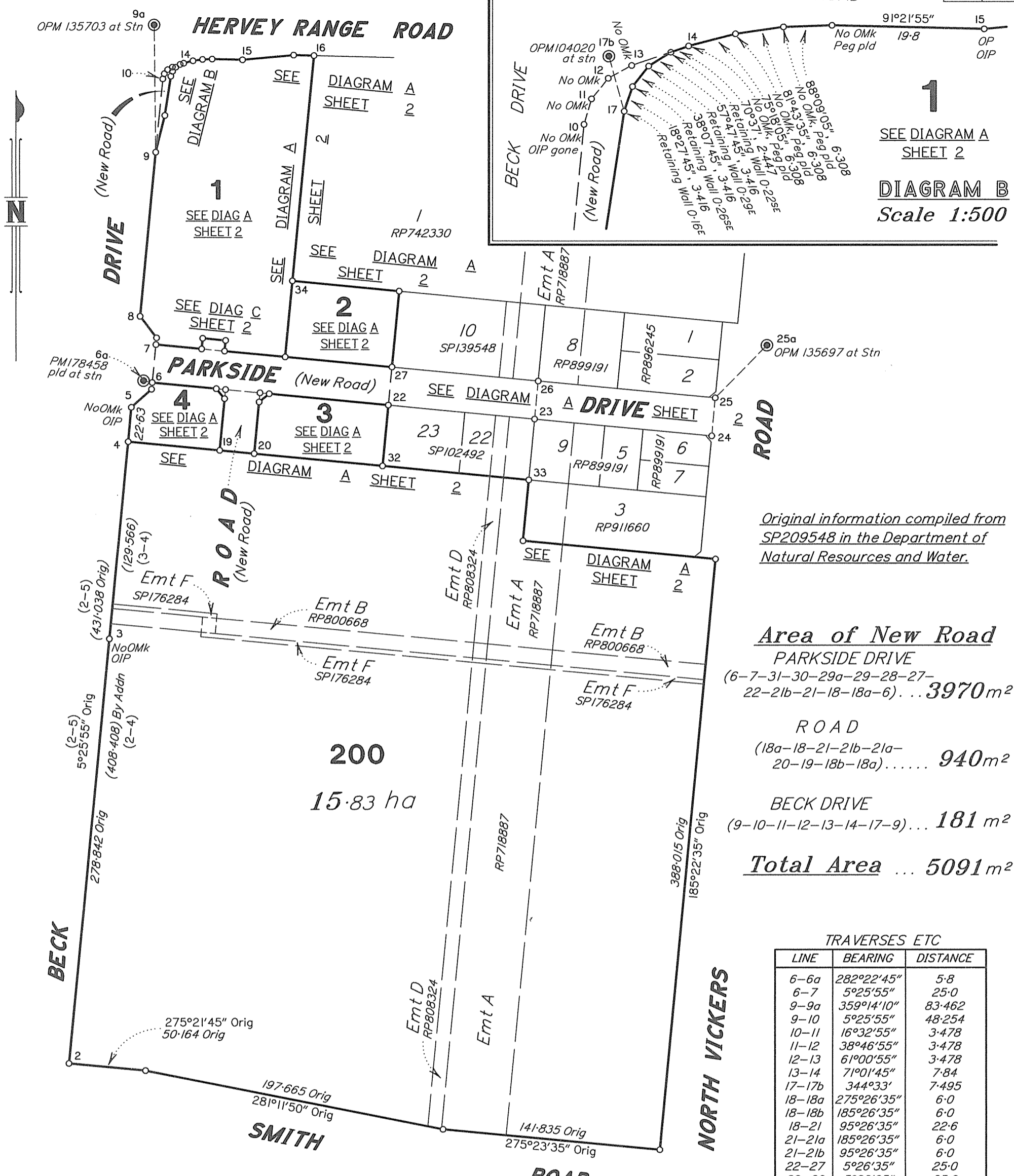
CLIENT SERVICE STANDARDS

PRINTED	12/04/2024
DCDB	11/04/2024
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.	
Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information	
For further information on SmartMap products visit https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps	



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





1
SEE DIAGRAM A SHEET 2
DIAGRAM B
Scale 1:500

Original information compiled from SP209548 in the Department of Natural Resources and Water.

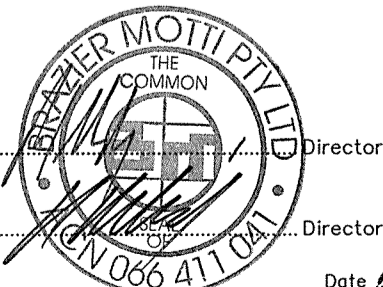
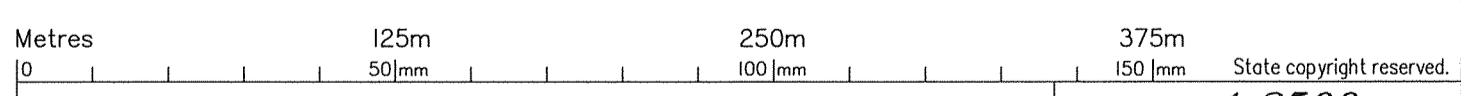
Area of New Road
PARKSIDE DRIVE
(6-7-31-30-29a-29-28-27-22-21b-21-18-18a-6) ... **3970m²**
ROAD
(18a-18-21-21b-21a-20-19-18b-18a) **940m²**
BECK DRIVE
(9-10-11-12-13-14-17-9) ... **181 m²**
Total Area ... 5091m²

TRAVERSES ETC

LINE	BEARING	DISTANCE
6-6a	282°22'45"	5.8
6-7	5°25'55"	25.0
9-9a	359°14'10"	83.462
9-10	5°25'55"	48.254
10-11	16°32'55"	3.478
11-12	38°46'55"	3.478
12-13	61°00'55"	3.478
13-14	71°01'45"	7.84
17-17b	344°33'	7.495
18-18a	275°26'35"	6.0
18-18b	185°26'35"	6.0
18-21	95°26'35"	22.6
21-21a	185°26'35"	6.0
21-21b	95°26'35"	6.0
22-27	5°26'35"	25.0
23-26	5°26'05"	25.0
24-25	5°22'35"	25.0
25-25a	44°18'10"	48.152
29-31	275°26'35"	15.0

BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Christopher Francis McGINN, Cadastral Surveyor, for whose work the corporation accepts responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 2nd December, 2008.

Peg placed at all new corners, unless otherwise stated.



Director
Date **18/12/08**

Plan of Lots 1-4 and 200

Cancelling Lot 200 on SP209548

PARISH: **COONAMBELAH** COUNTY: **Elphinstone**

Meridian: **MGA Zone 55 vide SPI01856** F/N's: **No**

Scale: **1:2500**
Format: **STANDARD**

SP210992
Plan Status:

6692/21A STS

712364116

\$607.10
24/04/2009 11:56

TE 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by

PARKSIDE DEVELOPMENT PTY LTD
BOX 4018
KIRWAN 4817
PH 47731000 FAX 47731329
Email wtapiolase@parkside.biz

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We PARKSIDE DEVELOPMENT PTY LTD
ACN 006 490 740 ACN 009 802 233

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees-

* Rule out whichever is inapplicable

2. Local Government Approval.

* Townsville City Council

hereby approves this plan in accordance with the :

% Integrated Planning Act 1997

Dated this 16th day of April 2009

#Mayor

#

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : 06692-017-01 STJ
06692_021A 11/07

6. Existing

Title Reference	Description	New Lots	Road	Emts	Cov.	Profit a prendre
50721035	Lot 200 on SP209548	1-4 & 200	New Rd			

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
601170561	1-4 & 200	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601170559	200
601170558	200
60170560	200
709335914	200

Amendments by Brazier Mottl Pty Ltd
(ACN 066 411 041)

Director [Signature]

Date 11/5/09

1-4 & 200

Por 115

Lots

Orig

7. Portion Allocation :

8. Map Reference :
8259-31241

9. Locality :

CONDON

10. Local Government :

TOWNSVILLE C. C.

11. Passed & Endorsed :

By: BRAZIER MOTTL PTY LTD
Date: 18-12-2009
Signed: [Signature]
Designation: Liaison Officer

12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date
*delete words not required

13. Lodgement Fees :

Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

14. Insert Plan Number
SP210992

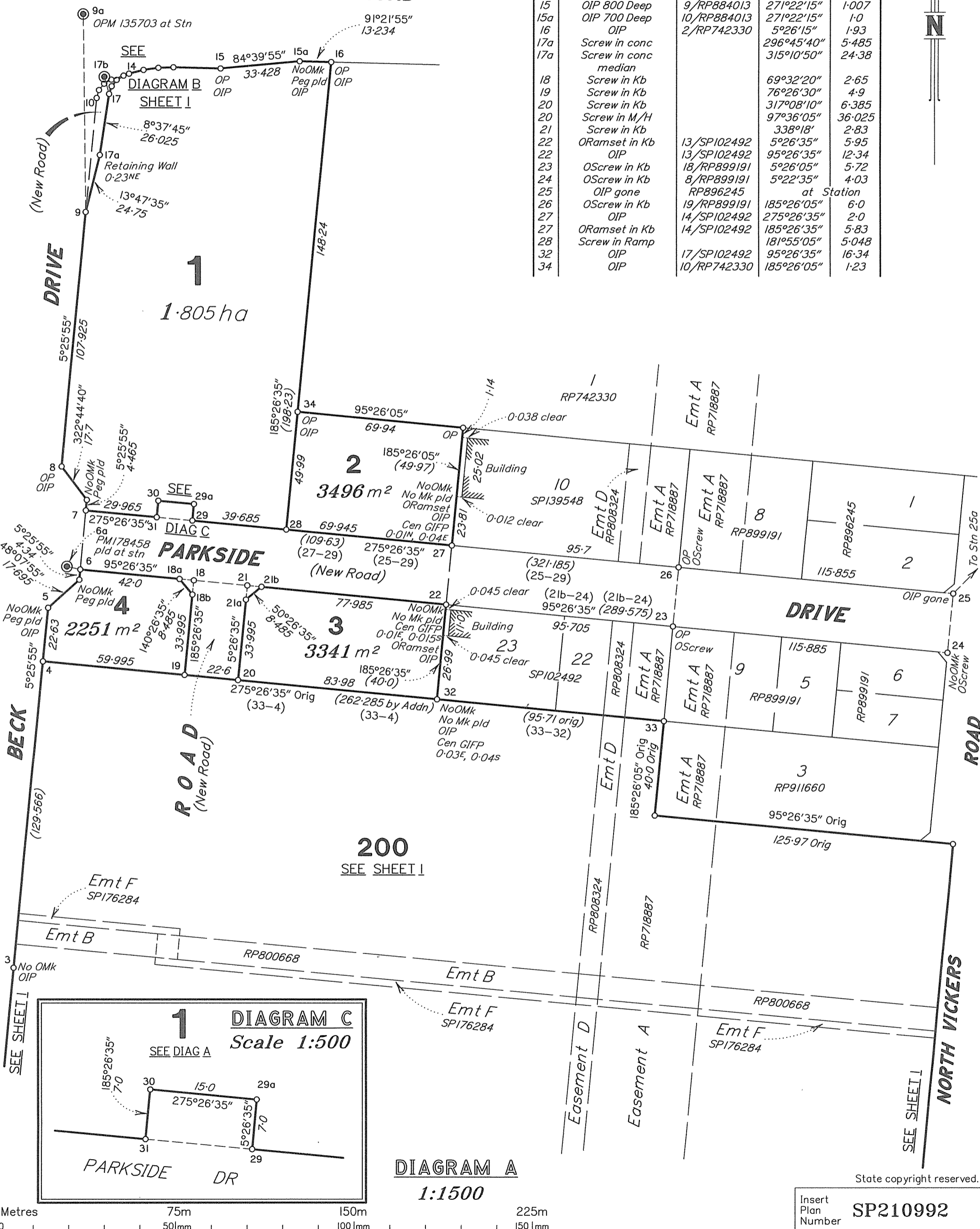
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
6a-PM		at Station		178458	Mini Mk
9a-OPM		at Station		135703	Mini Mk
17b-OPM		at Station		104020	Standard
25a-OPM		at Station		135697	Mini Mk

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
3	OIP	7/RP884013	5°26'	1-0
5	OIP	1/SPI01856	185°26'	1-01
7	Screw in Kb		199°51'40"	5-135
7	Screw in roundabout		266°08'	23-037
8	OIP	4/SPI01856	185°26'	1-0
10	OIP gone	8/RP884013	5°26'	0-997
15	OIP 800 Deep	9/RP884013	271°22'15"	1-007
15a	OIP 700 Deep	10/RP884013	271°22'15"	1-0
16	OIP	2/RP742330	5°26'15"	1-93
17a	Screw in conc		296°45'40"	5-485
17a	Screw in conc median		315°10'50"	24-38
18	Screw in Kb		69°32'20"	2-65
19	Screw in Kb		76°26'30"	4-9
20	Screw in Kb		317°08'10"	6-385
20	Screw in M/H		97°36'05"	36-025
21	Screw in Kb		338°18'	2-83
22	ORamset in Kb	13/SPI02492	5°26'35"	5-95
22	OIP	13/SPI02492	95°26'35"	12-34
23	OScrew in Kb	18/RP899191	5°26'05"	5-72
24	OScrew in Kb	8/RP899191	5°22'35"	4-03
25	OIP gone	RP896245	at Station	
26	OScrew in Kb	19/RP899191	185°26'05"	6-0
27	OIP	14/SPI02492	275°26'35"	2-0
27	ORamset in Kb	14/SPI02492	185°26'35"	5-83
28	Screw in Ramp		181°55'05"	5-048
32	OIP	17/SPI02492	95°26'35"	16-34
34	OIP	10/RP742330	185°26'05"	1-23

HERVEY RANGE ROAD



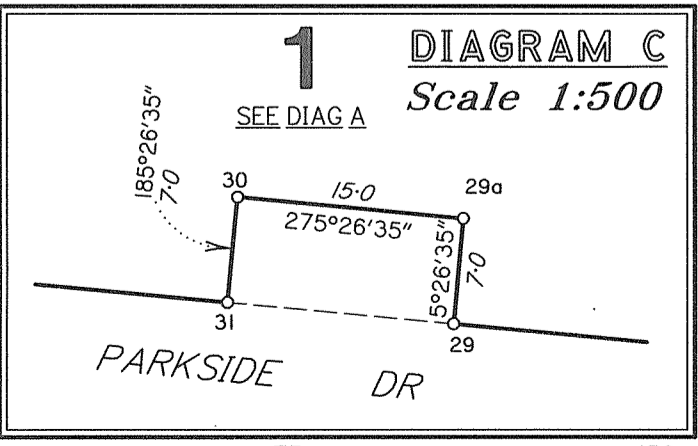
1
1.805 ha

2
3496 m²

3
3341 m²

4
2251 m²

PARKSIDE ROAD (New Road)



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Insert Plan Number **SP210992**

6692/21A STJ

APPENDIX C

Proposal Plans prepared by Brett Hodkinson Building Design

brazier motti



PROPOSED COMMERCIAL DEVELOPMENT 20-24 PARKSIDE DRIVE CONDON, QLD.



DRAWING LIST		
SHEET	SHEET NAME	REVISION
A01	COVER SHEET	4
A02	SITE PLAN	4
A03	GROUND FLOOR PLAN - TENANCY 1	4
A04	GROUND FLOOR PLAN - TENANCY 2 & 3	4
A05	FIRST FLOOR PLAN - TENANCY 1	4
A06	FIRST FLOOR PLAN - TENANCY 2 & 3	4
A07	ELEVATIONS	4
A08	SECTION A	4
A09	PERSPECTIVE VIEWS	4

Amendments		
Date	Revision	Description
20.02.24	1	Preliminary NOT for Construction
13.03.24	2	Preliminary NOT for Construction
18.03.24	3	FOR D.A. APPROVAL
26.03.04	4	BUILDING LOCATIONS MIRRORED

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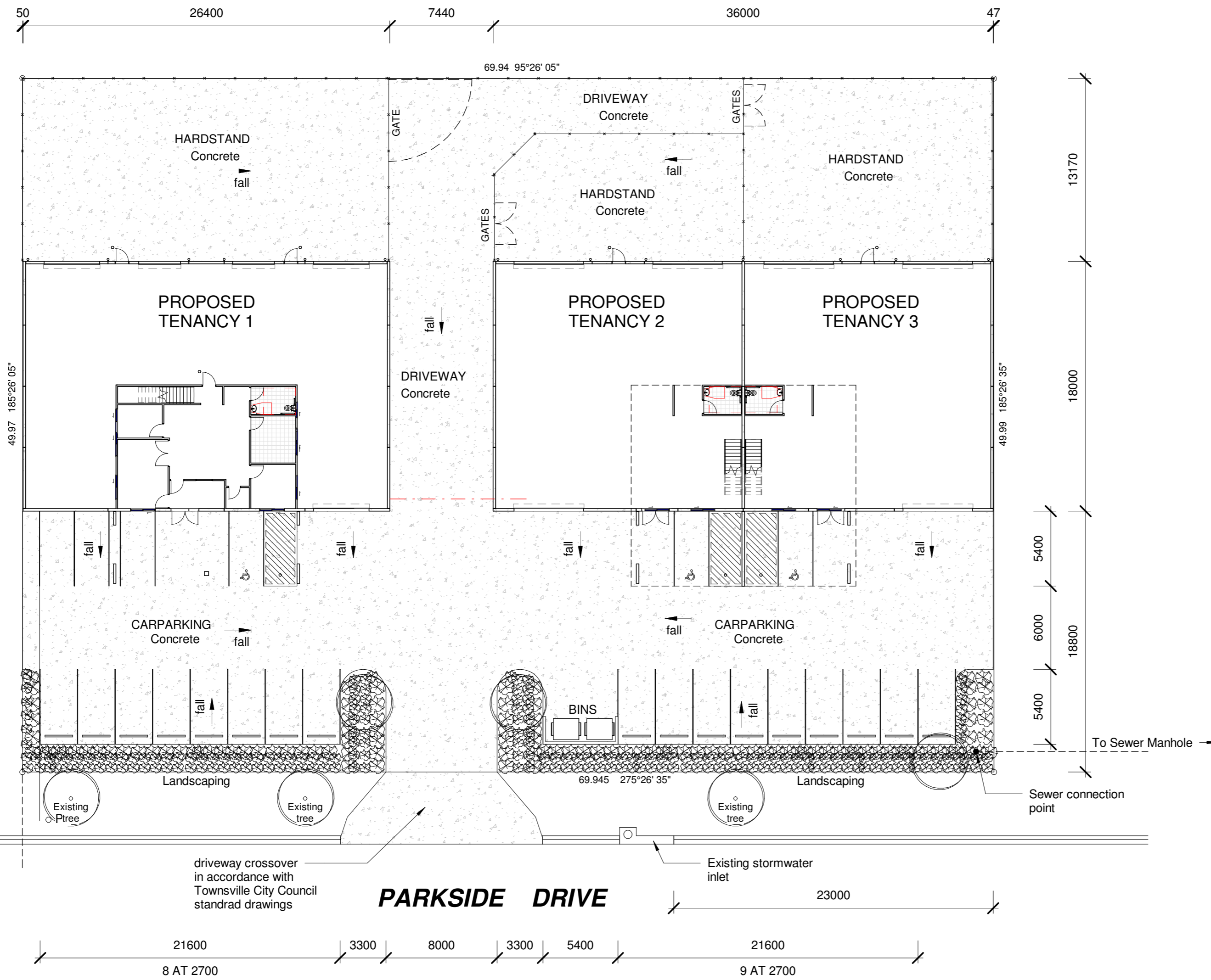
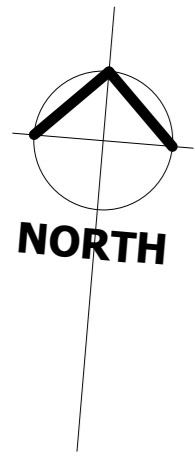
Phone: (07)4723 2788 62 Thuringowa Drive
Fax: (07)4723 2794 Kinwan, Qld. 4817
PO Box 798
Aitkenvale, Qld. 4814

BRETT HODKINSON BUILDING DESIGN

BHBD Pty. Ltd. M: 0402 255 609
QBCC Lic. No. 15007761 Medium Rise E: brett@bhbd.com.au
ABN 52 609 527 451

Drawn	B.H.	HCT PROPERTY PTY. LTD. AS TRUSTEE FOR HCT PROPERTY TRUST
Checked	B.H.	PROPOSED COMMERCIAL DEVELOPMENT
Scale	As shown	20-24 PARKSIDE DRIVE CONDON, QLD.
Date	NOV. 2021	Project No. 24-01 TAY
		Sheet No. A01

THIS DRAWING IS TO SCALE WHEN PRINTED ON A2 PAPER



REAL PROPERTY DESCRIPTION

LOT No: 9
 PLAN No: SP229809
 SITE AREA: 5455 SQ. M

FLOOR AREA - TENANCY 3	
AREA NAME	AREA
TENANCY 1 FF	39 m ²
TENANCY 1 GF	324 m ²
TOTAL	363 m²

FLOOR AREA - TENANCY 2	
AREA NAME	AREA
TENANCY 2 FF	39 m ²
TENANCY 2 GF	324 m ²
TOTAL	363 m²

FLOOR AREA - TENANCY 1	
AREA NAME	AREA
TENANCY 3 GF	357 m ²
TENANCY 3 FF OFFICE	177 m ²
TENANCY 3 GF OFFICE	118 m ²
TOTAL	652 m²

FLOOR AREA - TENANCY 1,2 & 3	
AREA NAME	AREA
TENANCY 1 FF	39 m ²
TENANCY 1 GF	324 m ²
TENANCY 2 FF	39 m ²
TENANCY 2 GF	324 m ²
TENANCY 3 GF	357 m ²
TENANCY 3 FF OFFICE	177 m ²
TENANCY 3 GF OFFICE	118 m ²
TOTAL	1377 m²

SITE PLAN
 Scale: 1 : 250

Amendments		
Date	Revision	Description
20.02.24	1	Preliminary NOT for Construction
13.03.24	2	Preliminary NOT for Construction
18.03.24	3	FOR D.A. APPROVAL
26.03.04	4	BUILDING LOCATIONS MIRRORED

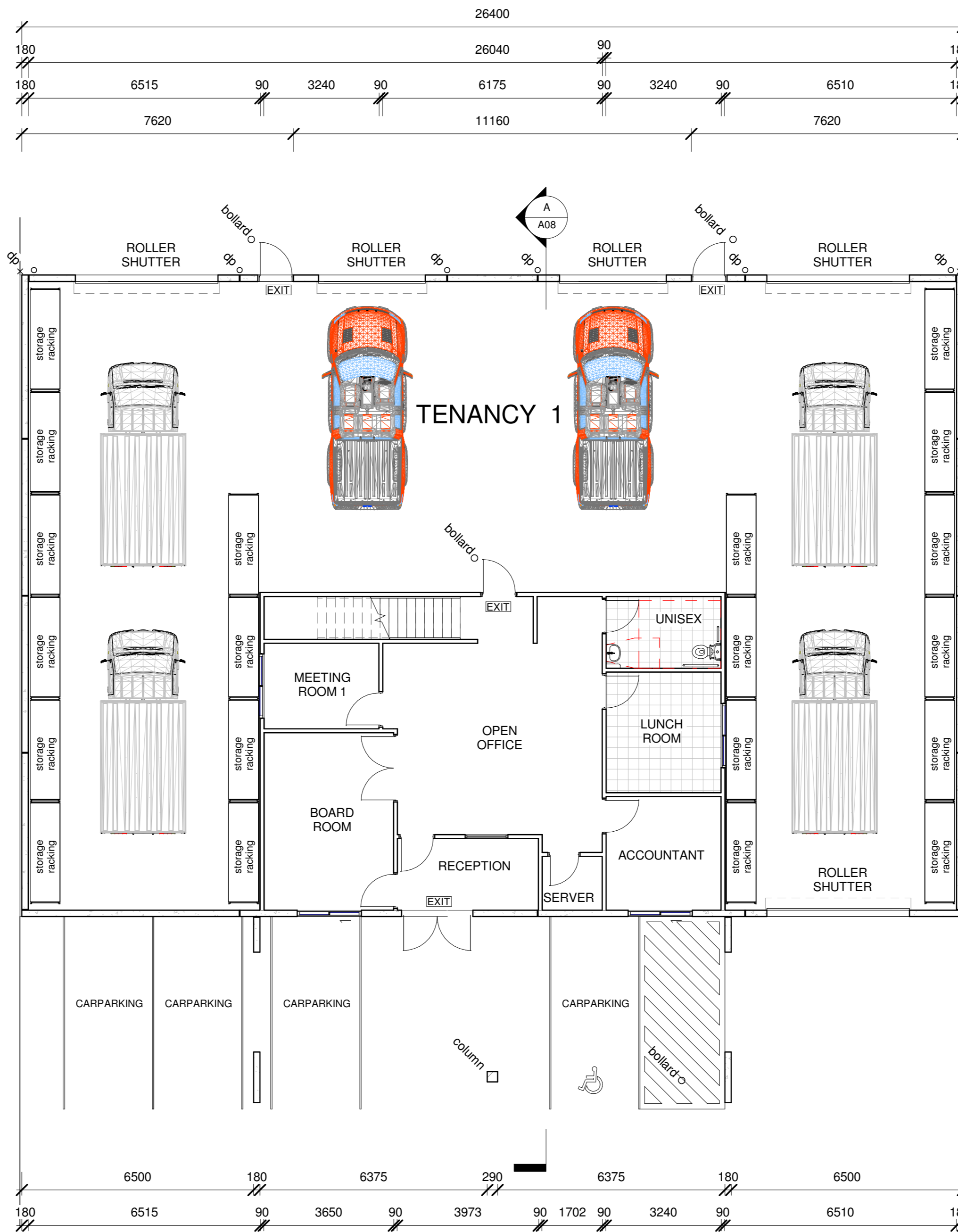
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 Fax: (07)4723 2794 Kinwan, Qld. 4817
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 Aitkenvale, Qld. 4814

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Date	NOV. 2021	Project No. 24-01 TAY
		Sheet No. A02

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GROUND FLOOR PLAN - TENANCY 1
Scale: 1 : 100

Amendments		
Date	Revision	Description
20.02.24	1	Preliminary NOT for Construction
13.03.24	2	Preliminary NOT for Construction
18.03.24	3	FOR D.A. APPROVAL
26.03.04	4	BUILDING LOCATIONS MIRRORED

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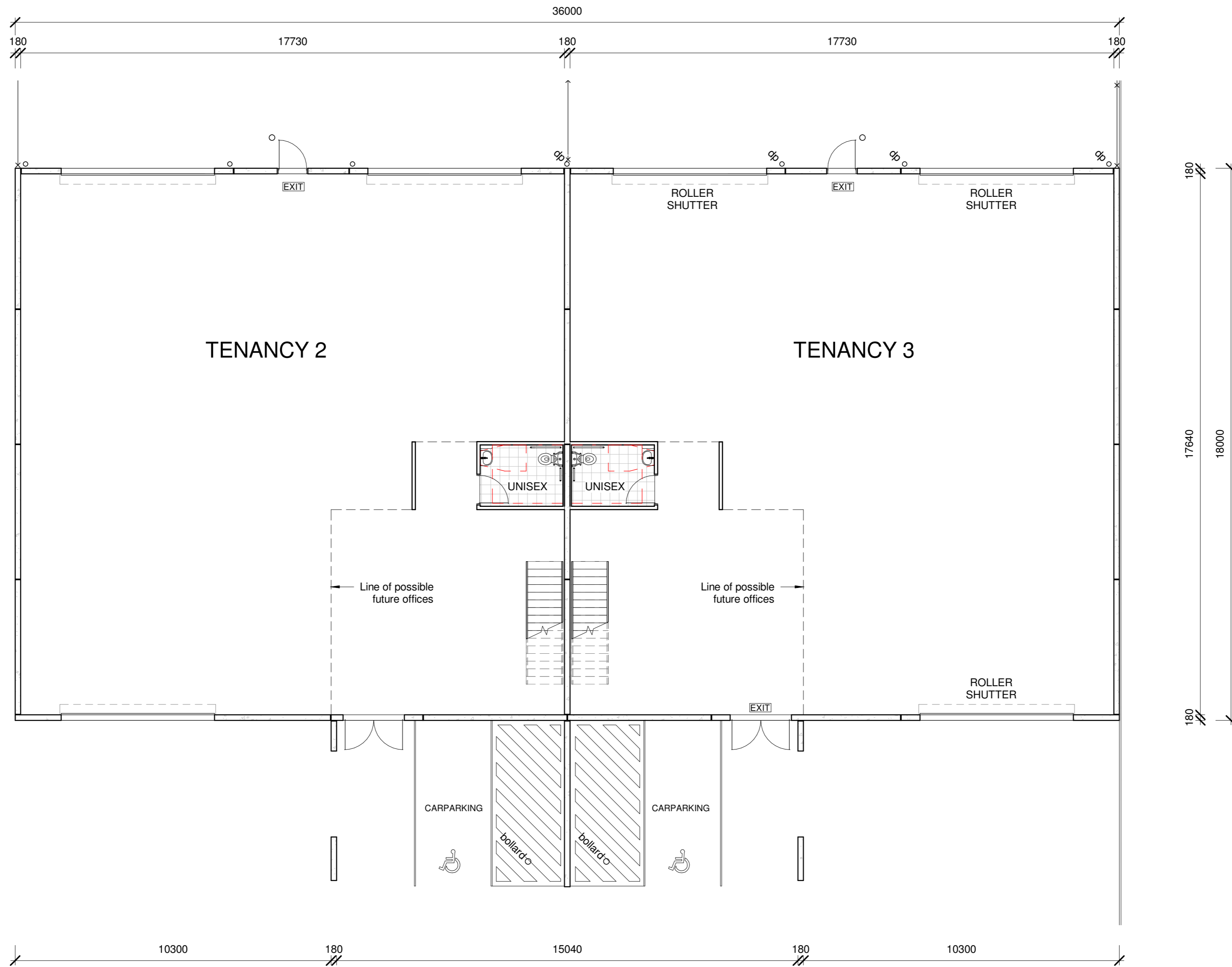
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Fax: (07)4723 2794 Kinwan, Qld. 4817
PO Box 798
Aitkenvale, Qld. 4814

**BRETT HODKINSON
BUILDING DESIGN**

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QBCC Lic. No. 15007761 Medium Rise E: brett@bhbd.com.au
ABN 52 609 527 451

Drawn	Author	HCT PROPERTY PTY. LTD. AS TRUSTEE FOR HCT PROPERTY TRUST
Checked	Checker	PROPOSED COMMERCIAL DEVELOPMENT
Scale	As shown	20-24 PARKSIDE DRIVE CONDON, QLD.
Date	NOV. 2021	Project No. 24-01 TAY
		Sheet No. A03

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GROUND FLOOR PLAN - TENANCIES 2 & 3
 Scale: 1 : 100

Amendments		
Date	Revision	Description
20.02.24	1	Preliminary NOT for Construction
13.03.24	2	Preliminary NOT for Construction
18.03.24	3	FOR D.A. APPROVAL
26.03.04	4	BUILDING LOCATIONS MIRRORED

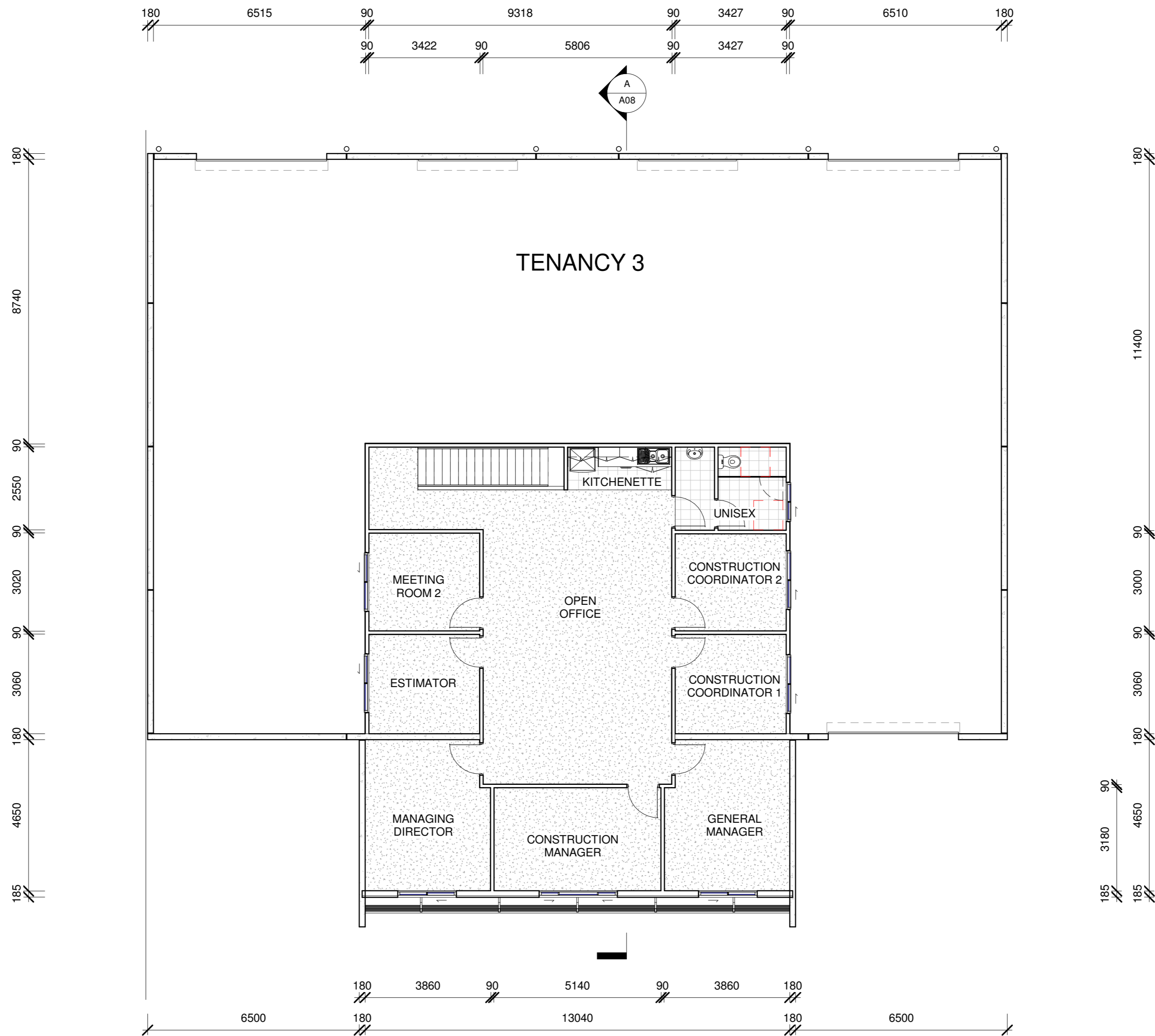
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 QBCC Lic. No. 15007761 Medium Rise E: brett@bhbd.com.au
 ABN 52 609 527 451

Drawn B.H. HCT PROPERTY PTY. LTD. AS TRUSTEE FOR HCT PROPERTY TRUST
 Checked B.H. PROPOSED COMMERCIAL DEVELOPMENT
 Scale As shown 20-24 PARKSIDE DRIVE CONDON, QLD.
 Date NOV. 2021 Project No. 24-01 TAY Sheet No. A04

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FIRST FLOOR PLAN - TENANCY 1

Scale: 1 : 100

Amendments		
Date	Revision	Description
20.02.24	1	Preliminary NOT for Construction
13.03.24	2	Preliminary NOT for Construction
18.03.24	3	FOR D.A. APPROVAL
26.03.04	4	BUILDING LOCATIONS MIRRORED

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**TAYLOR BUILDERS
PTY. LTD.**

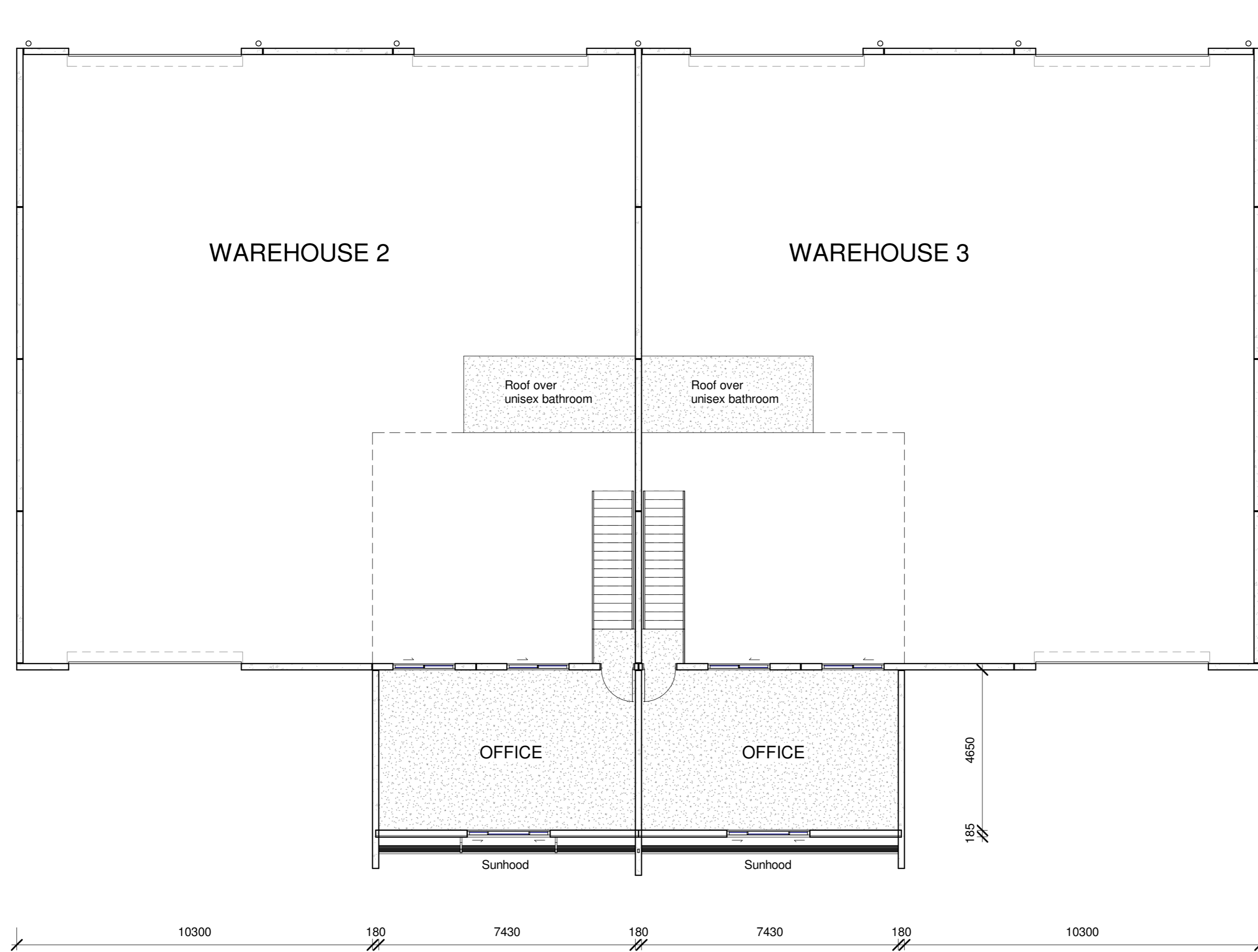
Phone: (07)4723 2788 62 Thuringowa Drive
 Fax: (07)4723 2794 Kinwan, Qld. 4817
 PO Box 798
 Aitkenvale, Qld. 4814

**BRETT HODKINSON
BUILDING DESIGN**

BHBD Pty. Ltd. M: 0402 255 609
 QBCC Lic. No. 15007761 Medium Rise E: brett@bhbd.com.au
 ABN 52 609 527 451

Drawn	B.H.	HCT PROPERTY PTY. LTD. AS TRUSTEE FOR HCT PROPERTY TRUST
Checked	B.H.	PROPOSED COMMERCIAL DEVELOPMENT
Scale	As shown	20-24 PARKSIDE DRIVE CONDON, QLD.
Date	NOV. 2021	Project No. 24-01 TAY
		Sheet No. A05

THIS DRAWING IS TO SCALE WHEN PRINTED ON A2 PAPER



FIRST FLOOR PLAN - TENANCIES 2 & 3
 Scale: 1 : 100

Amendments		
Date	Revision	Description
20.02.24	1	Preliminary NOT for Construction
13.03.24	2	Preliminary NOT for Construction
18.03.24	3	FOR D.A. APPROVAL
26.03.04	4	BUILDING LOCATIONS MIRRORED

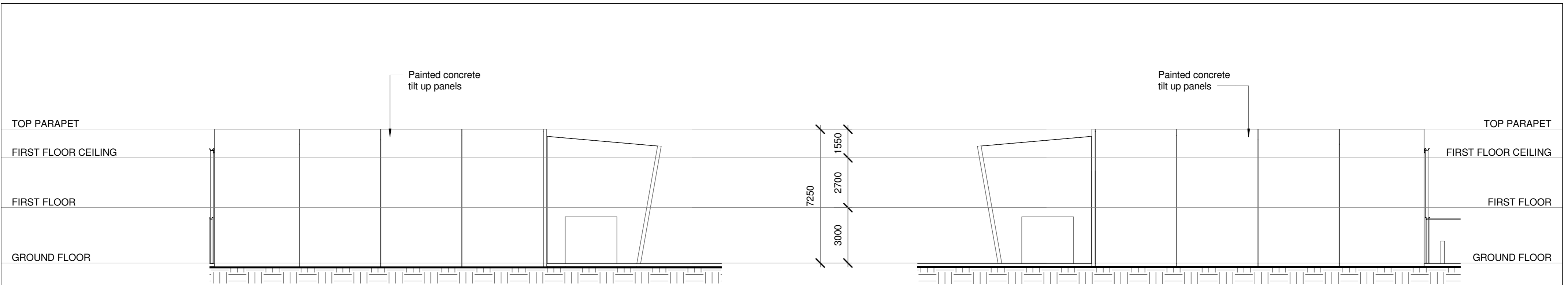
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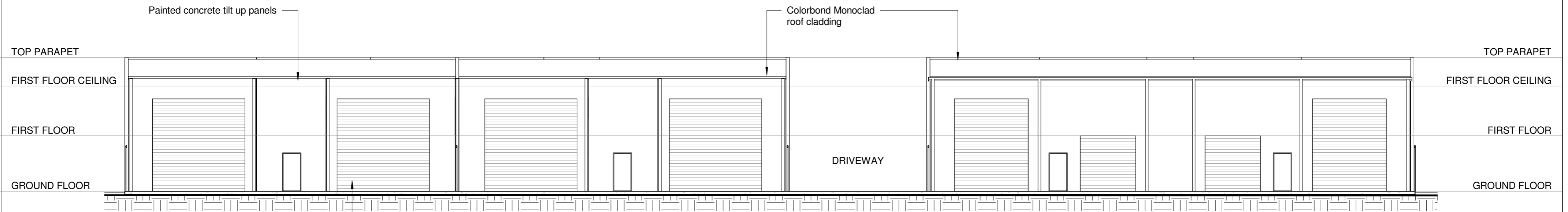
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Checked	B.H.	PROPOSED COMMERCIAL DEVELOPMENT
Scale	As shown	20-24 PARKSIDE DRIVE CONDON, QLD.
Date	NOV. 2021	Project No. 24-01 TAY
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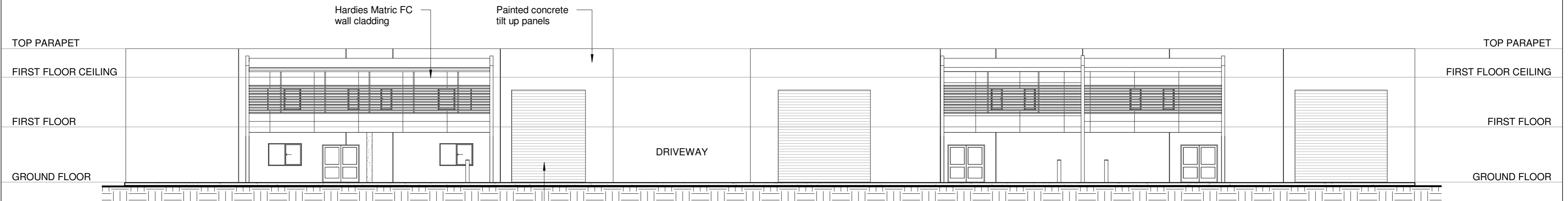


WEST ELEVATION
Scale: 1 : 150

EAST ELEVATION
Scale: 1 : 150



NORTH ELEVATION
Scale: 1 : 150



SOUTH ELEVATION
Scale: 1 : 150

Amendments		
Date	Revision	Description
20.02.24	1	Preliminary NOT for Construction
13.03.24	2	Preliminary NOT for Construction
18.03.24	3	FOR D.A. APPROVAL
26.03.04	4	BUILDING LOCATIONS MIRRORED

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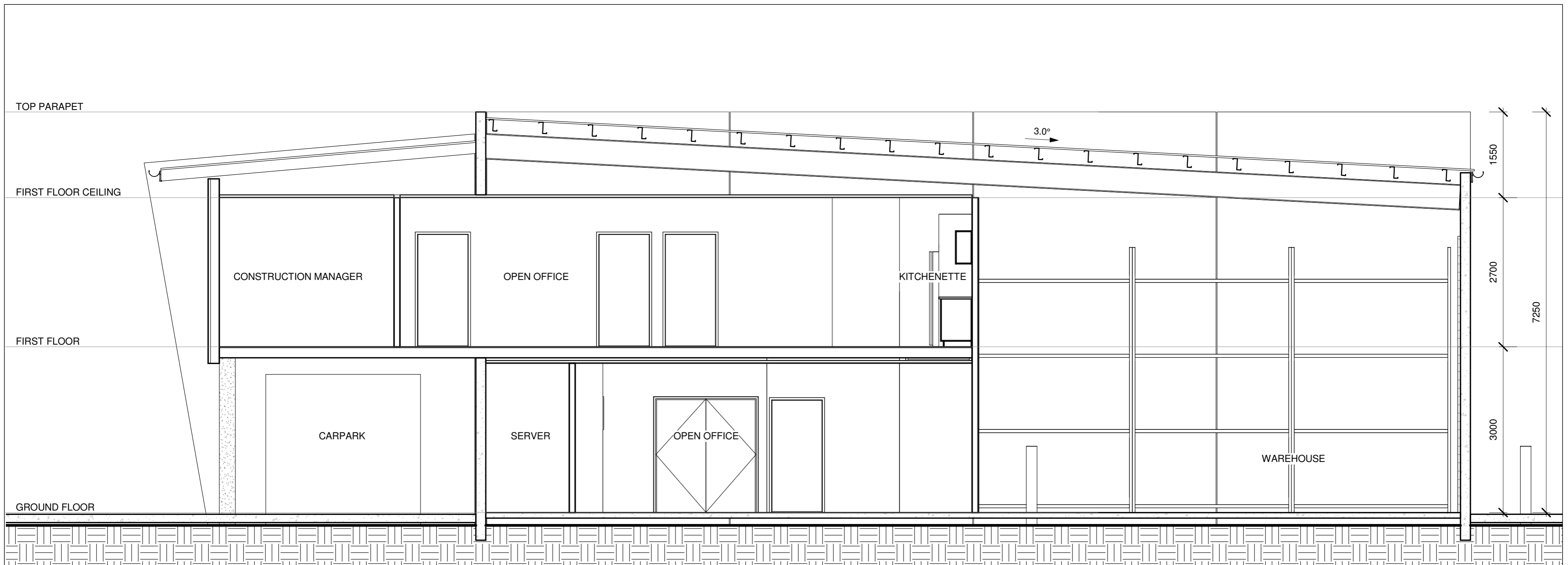
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SECTION A
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26.03.04	4	BUILDING LOCATIONS MIRRORED

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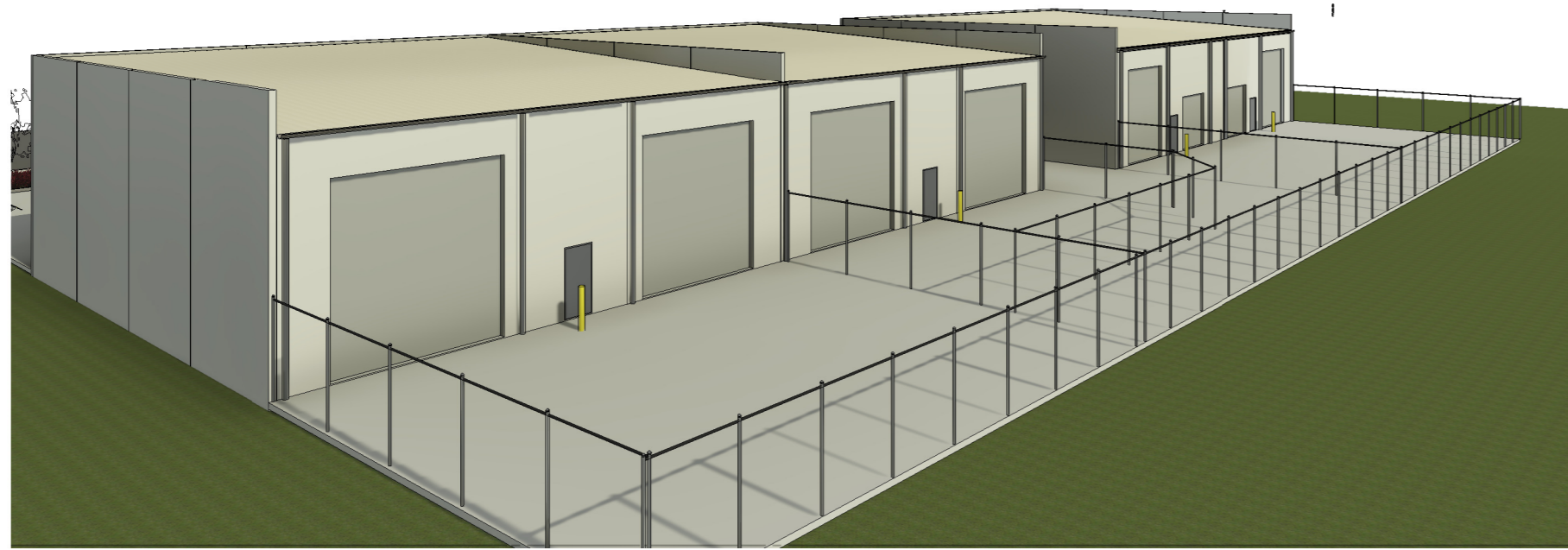
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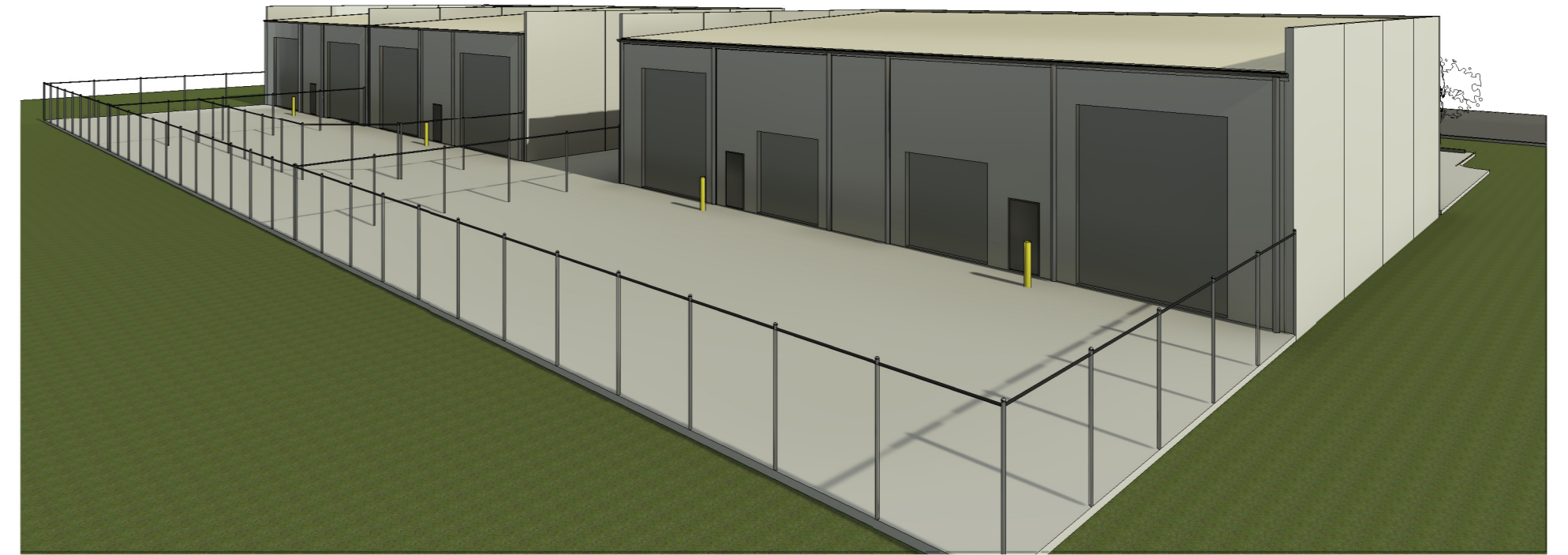
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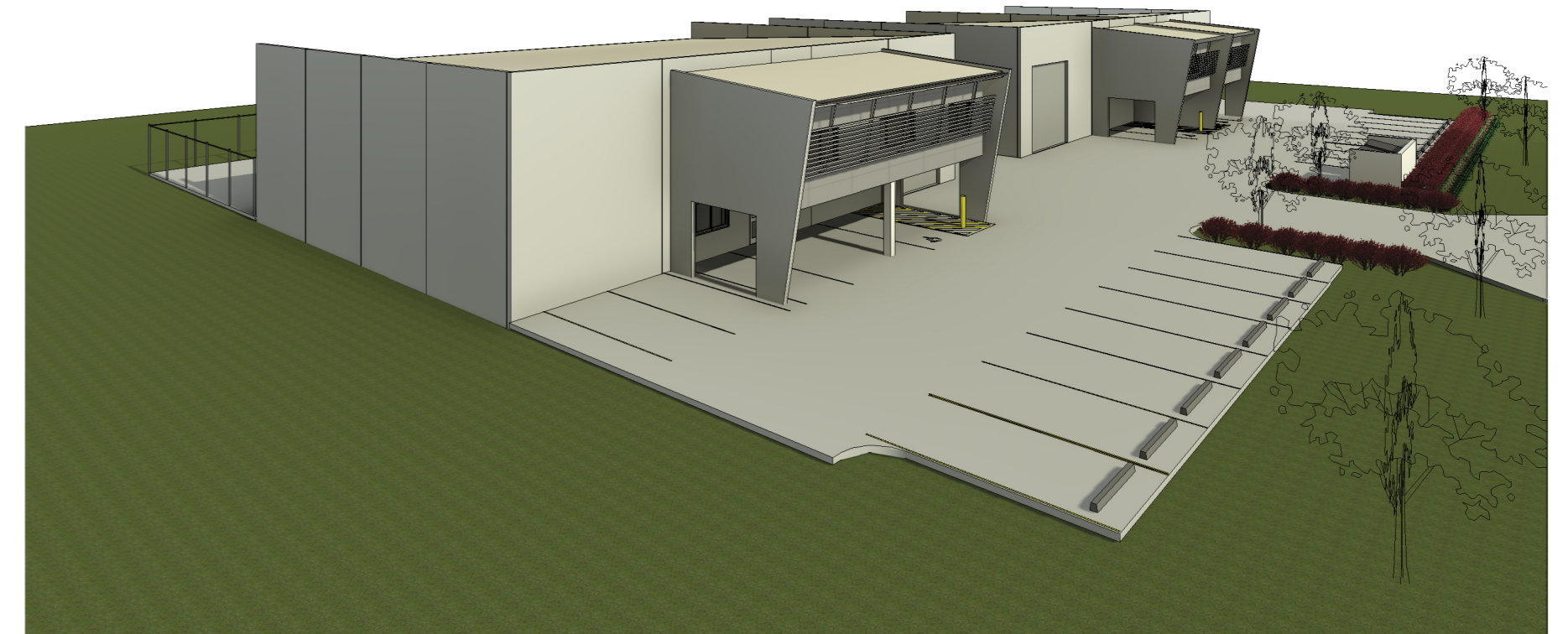
NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE

Amendments		
Date	Revision	Description
20.02.24	1	Preliminary NOT for Construction
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APPENDIX D

Major Centre Zone Code

brazier motti





Major Centre Zone Code - Assessment benchmarks

Table 9.3.6.3 – Accepted development subject to requirements

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
PO1 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO1.1 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Complies All lighting, subject of the approval, will be provided in accordance with all relevant Australia Standards.
	AO1.2 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .	Complies All lighting, subject of the approval, will be provided in accordance with all relevant Australia Standards.
PO2 Residential uses within the centre do not interrupt the continuity of the streetscape or the active, pedestrian focus of the street frontage.	AO2 Any residential uses are located above or behind ground storey retail, commercial or community uses.	Not applicable The proposal is for a commercial use and does not include any residential component.
PO3 Residential uses within the centre are provided with a reasonable level of privacy.	AO3.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling within 9m.	Not applicable The proposal is for a commercial use and does not include any residential component.
	AO3.2 Screening is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.	Not applicable The proposal is for a commercial use and does not include any residential component.
PO4 Residential uses within the centre are provided with a reasonable level of private outdoor living space.	AO4 Dwellings are provided with private open space or a balcony directly accessible from a habitable room with: <ul style="list-style-type: none"> a) a minimum of 9m²; b) a minimum dimension of 3m; and c) clear of any utilities, water tanks and air conditioning units. 	Not applicable The proposal is for a commercial use and does not include any residential component.



For assessable development		
Role and function		
<p>PO5 Development is consistent with the intended role, scale and character of the major centre and does not compromise the intended role or successful functioning of the principal centre (CBD) or other major centres.</p> <p>The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>	<p>Complies The additional floor space is suited to its location given surrounding land uses. It does not comprise the successful functioning of the CBD or other major centres, given it is not a use anticipated by the Major Centre Zone. The proposed use is suited to this sub precinct and does not detract from the retail and other commercial premises located within the centre.</p>
<p>PO6 Development facilitates a range of uses that contributes to the vibrancy of the centre and provides for a compatible mix of active day and night-time uses.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies The proposed development facilitates a use that is consistent with the immediate locality. It will contribute to the vibrancy of the street by utilise a block of vacant land intended for low impact development.</p>
<p>PO7 Development facilitates opportunities for appropriate co-location of residential uses and community-related activities or facilities with retail or commercial development within the centre, to the extent practical.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable Opportunity for co-location of uses is not practical for the purpose of this development application. Given the nature of existing land uses in the immediate locality (industrial), a residential use is not suitable at this location.</p>
Centre design and built form		
<p>PO8 The design of the centre provides for: (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies The proposed development adopts a contemporary design that integrates with the existing streetscape and landscape characteristics.</p>



<p>for people to congregate and interact;</p> <p>(c) continuity of streetscape and landscape characteristics;</p> <p>(d) pedestrian friendly and visually interesting frontages to streets and public spaces;</p> <p>(e) optimum energy efficiency;</p> <p>(f) a well-integrated mix of uses;</p> <p>(g) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and</p> <p>(h) sensitive transitioning to surrounding land and uses.</p> <p>Editor's note—Applicants may be requested to prepare a centre design master plan to demonstrate compliance with this performance outcome.</p>		<p>The proposal, at this location, provides an appropriate transition from the higher order land uses within the Willows Sub Precinct to surrounding land uses.</p> <p>Traffic generation will be minimal in comparison to other land uses anticipated by the Zone.</p>
<p>PO9 Buildings create a human scale at street level.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies The proposed buildings are two storeys in height however are set back 18.8m from the property frontage. Landscaping along the front boundary assists with scale.</p>
<p>PO10 A strong sense of enclosure and definition of pedestrian space is created along street frontages, with buildings designed to provide visual interest, foster social interaction and create a safe and pleasant pedestrian-focussed environment.</p>	<p>No acceptable outcome is nominated.</p>	<p>Alternate design outcome The proposal is consistent with land uses within the immediately locality. The adjoining uses and streetscape are not pedestrian focused in this sub-precinct. Despite this, landscaping along the front boundary provides an enhanced visual outcome for the site.</p>
<p>PO11 Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies The proposal retains 3 of the established street trees at the property frontage to enhance streetscape. The balance of the road verge will be grassed to improve amenity.</p>
<p>PO12 Parking areas are not located along the street frontage.</p>	<p>No acceptable outcome is nominated.</p>	<p>Alternate outcome Staff and customer parking is located to the road frontage on the subject site. Given the scale and</p>



		<p>nature of the proposal, the hardstand located to the rear of the proposed buildings is required to service each of the tenancies as shown on the proposal plans. It would not be practical to locate the majority of the parking to the rear.</p> <p>Landscaping is to be provided along the full length of the parking areas to improve amenity.</p>
<p>PO13 Building caps and rooftops create an attractive roofscape and screen plant and equipment.</p>	No acceptable outcome is nominated.	<p>Complies All plant and equipment is to be screened from view as shown on the proposal plans. The rooftop is commensurate to the existing streetscape.</p>
<p>PO14 Built form maximises use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.</p>	No acceptable outcome is nominated.	<p>Complies The proposed buildings are north south orientated to enhance climate responsiveness.</p>
<p>Crime prevention through environmental design</p>		
<p>PO15 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.	<p>Complies The site layout allows casual surveillance between the buildings from the street frontage to the rear of the site. Each tenancy will be provided with a fully secure hardstand area to the rear of the site. The building will be well lit at the entrance.</p>
<p>Accessibility</p>		
<p>PO16 Convenient and legible connections are provided for</p>	No acceptable outcome is nominated.	<p>Complies The existing road network is sufficient to access the</p>



<p>pedestrians and cyclists to the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.</p>		<p>site.</p>
<p>Amenity</p>		
<p>PO17 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. 	<p>No acceptable outcome is nominated.</p>	<p>Complies The proposed development is consistent with land uses in the immediately locality. It is not anticipated to omit noise, odour or other emissions. It is not anticipated to impact of the flow of traffic.</p> <p>As shown on the proposal plans, the height of the building does not overshadow any existing premises.</p>
<p>PO18 Refuse storage areas, loading/unloading and other service or storage areas are screened from view from the street and adjoining land.</p>	<p>AO18 Refuse storage areas loading/unloading or other service or storage areas are located to the rear or side of a building and are screened from view by a 1.8m high solid fence.</p>	<p>Complies The refuse storage area is screen from view from the street with a solid fence and landscaping.</p>
<p>PO19 Development is located, designed and operated so that adverse impacts on privacy and amenity on nearby land in a residential zone are minimised.</p>	<p>AO19.1 Buildings are set back 4m from any boundary shared with a residential zone.</p>	<p>Not applicable The subject site does not adjoin any residential zone.</p>
	<p>AO19.2.1 A 1.8m high solid screen fence is provided along all boundaries shared with a residential zone. AND AO19.2.2 A landscaped buffer with a minimum width of 3m and</p>	<p>Not applicable The subject site does not adjoin any residential zone.</p>



	consisting of dense screen planting is provided along all boundaries shared with a residential zone.	
	AO19.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.	Not applicable The subject site does not adjoin any residential zone.
PO20 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in parking and service areas and in public spaces; (b) contribute to pedestrian comfort through shade; and (c) screen servicing components.	No acceptable outcome is nominated.	Complies As shown on the proposal plans, a landscaping strip is to be provided along the property frontage for the full length of each parking area. The design also retains 3 of the existing street trees to ensure shading is provided along the street.
Community uses, community care centres, clubs		
PO21 Adequate lockable storage space is provided on-site to meet the needs of users.	AO21 At least one (1) lockable storage space of at least 4m ² is provided for each room or area that can be hired out or used by community organisations or the public.	Not applicable
Showrooms		
PO22 Showrooms are designed and located as an integrated part of the centre, having regard to the continuity of built form and streetscapes, active street frontages and pedestrian and cyclist accessibility and circulation.	No acceptable outcome is nominated.	Not applicable
Additional benchmarks for assessable development in Thuringowa Central major centre sub-precincts		
Thuringowa centre support sub-precinct		
PO66 Supermarket and discount department store retail	No acceptable outcome is nominated.	Not applicable



uses do not occur in this sub-precinct.		
<p>PO67 Buildings are oriented to the street frontages along Hervey Range Road and Blackhawk Boulevard, and the streetscape is improved through the quality of the adjoining built form and landscaping, as identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan.</p>	No acceptable outcome is nominated.	<p>Not applicable The subject site does not front Hervey Range Road or Blackhawk Boulevard.</p>
<p>PO68 All building frontages to Hervey Range Road and Blackhawk Boulevard, are provided with large windows and clearly identifiable building entrances.</p>	No acceptable outcome is nominated.	<p>Not applicable The subject site does not front Hervey Range Road or Blackhawk Boulevard.</p>
<p>PO69 A pedestrian connection is provided between Blackhawk Boulevard and High Range Drive, in accordance with Figure 6.100 — Thuringowa centre support sub-precinct concept plan.</p>	No acceptable outcome is nominated.	<p>Not applicable The subject site is not located between Blackhawk Boulevard and High Range Drive</p>
<p>PO70 Development facilitates new road linkages between Blackhawk Boulevard and the residential neighbourhood to the south in accordance with Figure 6.100 — Thuringowa centre support sub-precinct concept plan.</p>	No acceptable outcome is nominated.	<p>Not applicable The subject site is not located between Blackhawk Boulevard and the residential neighbourhood to the south.</p>



Figure 6.100 – Thuringowa centre support sub-precinct concept plan

<p>PO71 Building height is generally low-rise.</p>	<p>AO71 Building height does not exceed 3 storeys.</p>	<p>Complies The proposed building is 2 storeys.</p>
<p>PO72 Landscaping and streetscape treatments are provided along North Beck Drive and Vickers Road North to enhance the outlook from the surrounding neighbourhood.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies The subject site is not located along North Beck Drive or Vickers Road North however provides landscaping and streetscape treatments.</p>
<p>PO73 The appearance of development along the southern edge of this sub-precinct is enhanced through landscape treatment, as identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable The subject site is not located along the southern edge of this sub-precinct.</p>



<p>PO74 As identified on Figure 6.100 — Thuringowa centre support sub-precinct concept plan, the corner of North Beck Drive and Hervey Range Road creates a gateway to Thuringowa Central. Built form, landscape and streetscape treatment at this corner reinforces a gateway statement.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable The subject site does not front the gateway to the precinct.</p>
<p>PO75 Development contributes to the boulevard treatment of Hervey Range Road through streetscape and landscape treatments.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not applicable The subject site does not front Hervey Range Road.</p>