

DEVELOPMENT APPLICATION SEEKING A
DEVELOPMENT PERMIT FOR:

Reconfiguring a Lot – Boundary Realignment (8
Lots into 4 Lots) combined with Material
Change of Use (5 Warehouses)

on behalf of
TOPRISE AUSTRALIA PTY LTD

at
96 EDITH STREET, CLUDEN

on
LOTS 15 – 22 ON SP105728
LOT 23 ON SP105729





Brazier Motti have prepared this report for the sole purposes of Toprise Australia Pty Ltd for the specific purpose of a Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (8 Lots into 4 Lots) combined with Material Change of Use (5 Warehouses) at 96 Edith Street, Cluden.

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

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Signed by reviewer

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CONTENTS

1.0	INTRODUCTION	4
2.0	THE SITE	5
3.0	THE PROPOSAL	7
4.0	RELEVANT LEGISLATION	10
4.1	COMMONWEALTH LEGISLATION	
4.2	THE STATE DEVELOPMENT AND PUBLIC WORKS ORGANISATION ACT 1971	
4.3	ASSESSMENT MANAGER AND PLANNING SCHEME	
4.4	REFERRALS	
4.5	PUBLIC CONSULTATION	
5.0	THE PLANNING FRAMEWORK.....	11
5.1	LAND DESIGNATION	
5.2	LEVEL OF ASSESSMENT & ASSESSABLE BENCHMARKS	
6.0	TOWNSVILLE STATE DEVELOPMENT AREA DEVELOPMENT SCHEME 2019	12
6.1	STRATEGIC VISION	
6.2	OVERALL OUTCOMES	
6.3	MEDIUM IMPACT INDUSTRY PRECINCT	
6.4	SDA WIDE ASSESSMENT CRITERIA	
7.0	CONCLUSION	22

APPENDICES

Appendix A:	Owner's Consent
Appendix B:	Certificates of Title, Smart Map and Survey Plan
Appendix C:	Proposed Reconfiguration Plan prepared by Brazier Motti
Appendix D:	Development Plans prepared by Inside Out Architects
Appendix E:	Industrial Demand prepared by Colliers International Townsville



1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Toprise Australia Pty Ltd, in support of a State Development Area (SDA) Development Application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (8 Lots into 4 Lots) combined with Material Change of Use (5 Warehouses) at 96 Edith Street, Cluden.

The development application is made in accordance with *State Development and Public Works Organisation Act 1971* (SDPWO Act). The Assessment Manager is the Coordinator General.

The subject site is located within the Townsville SDA and the applicable planning instrument for use by the Assessment Manager is the Townsville SDA Development Scheme, 2019.

In accordance with the Guideline to State development area fees September 2024 (the Guideline), the Coordinator-General has approved our request for a partial fee waiver of the relevant fee (CG Ref: DGBN24/643).

To assist in the Coordinator General'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 SDA wide assessment criteria of Townsville SDA Development Scheme 2019.
- Section 7:- Conclusion and recommendation.



2.0 THE SITE

Street Address	96 Edith Street, Cluden
Real Property Description	Lots 15 – 22 on SP105728 Lot 23 on SP105729
Property Owner	Toprise Australia Pty Ltd
Tenure	Freehold
Local Government Area	Townsville City Council
State Development Area	Townsville State Development Area
Easements	N/A
Site Area	Combined area 7,700m ²
Street Frontage	- Edith Street - Jurekey Street
Infrastructure	The site is connected to reticulated water and sewer networks
Electricity & Telecommunications	Confirmation required for connection to Ergon electricity supply network and to the Telstra and NBN telecommunications networks
Current Land Use	Vacant
Planning Instrument	Townsville State Development Area Development Scheme
Townsville SDA Precinct	Medium impact industry precinct

Figure 1 shows an aerial image of the site and its immediate surrounds. It comprises nine (9) irregular shaped allotments with a combined land area of 7,700m². The site is not burdened by any easements and the Smart Map and survey plan are included in **Appendix B** which confirm the site area, tenure and surrounding cadastre.

Figure 1: Aerial image of the site and immediate surrounds



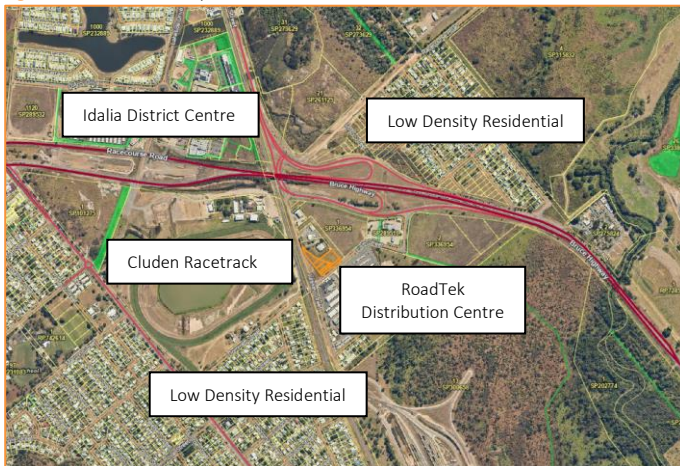
Source: Queensland Globe, 2024

It is bound by road on the south and west sides, vacant land to the east and low impact industrial uses to the north. The adjoining site is nominated as an Infrastructure Designation by the Minister for State Development, Infrastructure, Local Government and Planning (ID Reference: MID-1022-0645). It is for a Silver Lining Foundation Australia Limited School and was gazetted in March 2023.



The pattern and zoning of development, in the vicinity of the site and the wider locality includes a combination of low-medium impact industry and low density residential uses. In the immediate vicinity are industrial uses including Road Tek Transport Depot and Puma Service Station. Retail uses (Fair Central Shopping Centre and Fairfield & Co Homemaker Centre) are located to the northwest, Cluden racecourse to the west and residential land to the north and south west.

Figure 2: Townsville City Council services



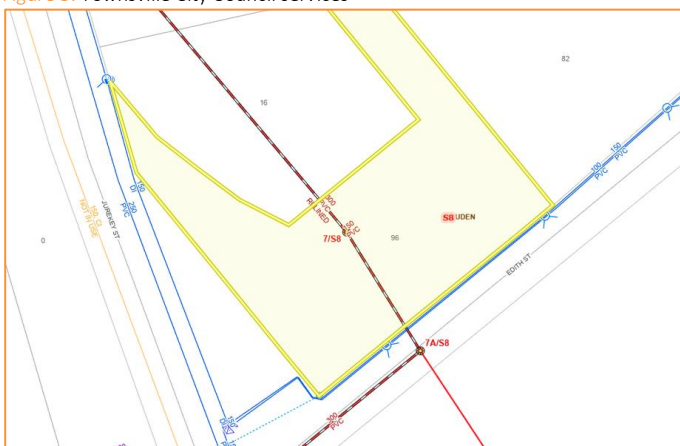
Source: Queensland Globe, 2024

Figure 3 below confirms the site is connected to Council's reticulated water and sewer networks.

A trunk sewer reticulation main traverses the subject site connecting a manhole in Edith Street (Council ref: 7A/S8) to a manhole on site (Council ref: 7/S8).

A 150 PVC water reticulation main (Council ref: 1094432) and a 100 PVC water reticulation main (Council ref: 1094431) are included in road along the property boundary.

Figure 3: Townsville City Council services



Source: TownsvilleMAPS – Community, 2024

A low voltage underground electrical supply exists at the Edith Street frontage and a high voltage underground network along each road frontage. A power pole and pillar are also located at the Edith Street frontage.



3.0 THE PROPOSAL

This report details an application seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (8 Lots into 4 Lots) combined with Material Change of Use for a Warehouse on the subject site described above.

3.1 RECONFIGURING A LOT

The proposed boundary realignment will rearrange the existing eight (8), unusable lots and result in four (4) regular shaped lots with frontage to Edith Street. The existing arrangement is shown in *Figure 4* and the proposed arrangement in *Figure 5*. Lot 15 on SP105728 will remain in its current form.

Figure 4: Existing Tenure arrangement



Source: 27594/042 D

Figure 5: Proposed Reconfiguration



Source: 27594/086 D



Table 1 – Proposed Lot Sizes

Proposed Lot	TSDA Preferred Lot Size	Proposed Lot Size	Proposed Frontage
Lot 1	2ha	1,563m ²	25.7m
Lot 2		1,560m ²	25.7m
Lot 3		1,496m ²	24.6m
Lot 4		1,495m ²	24.6m

Water and Sewer

Each lot will connect to the existing water infrastructure in Edith Street and will require individual water meters to be installed. Individual connections to the sewer reticulation main will also be required. Approval of all infrastructure connections will be managed by Council.

Stormwater

All allotments shall be shaped to ensure positive drainage towards roadways or drainage reserves. Allotments, where contours prohibit drainage to road reserves, shall be serviced by inter-allotment drainage systems, as per current Council standards.

Electricity and Telecommunications

Each lot will connect to the existing supply in the Edith Street road verge.

Access

Access to Lot 15 on SP105728 is provided directly off Jurekey Street and access to proposed Lots 1 – 4 is provided directly off Edith Street via a shared driveway arrangement that will be covered by statutory easements as shown on the proposed reconfiguration plan included in **Appendix C**.

Final crossover and driveway location will be determined upon confirmation of a use on each lot and will be subject to road work approval by Council.

3.2 MATERIAL CHANGE OF USE

The application is combined with Material Change of Use to establish a warehouse on each subsequent lot, including Lot 15 on SP105728, totally five (5) warehouses. Each building has a total Gross Floor Area (GFA) of 472m², comprising 74m² office space and 394m² warehouse space.

The development has been designed by Inside Out Architects and is demonstrated on the development plans included in **Appendix D**.

Warehouses at this location respond to recent observations made by Colliers International that, large scale and higher impact industrial uses are capitalising on the superior infrastructure specific to the southern side of Townsville such as enhanced heavy vehicle transport routes, rail connectivity and convenient access to the Port of Townsville. This has resulted in a need for smaller business on this side of Townsville to support the larger operations.

The proposal is also sympathetic of the unique site size, shape and surrounding land uses being low density residential as it does not propose any activities that would otherwise emit excessive noise, dust, light, air pollutants.

Water and Sewer

All water and sewer infrastructure exists in Edith Street and each new lot will connect to this network. The individual connections will be managed by Council.



Access, Carparking and Traffic

The new access driveway and crossover to each warehouse 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.

The crossover and driveway to the warehouse on Lot 15 on SP105728 is provided directly off Jurekey Street and the crossover and driveway to the warehouses on proposed Lots 1 – 4 is provided directly off Edith Street via a shared driveway arrangement that will be covered by statutory easements as shown on the proposal plans included in **Appendix C**.

The TCC City Plan parking rates planning scheme policy (SC6.10) has been adopted for calculation of the required development parking as no rate is provided by the TSDA development scheme. The rate for a warehouse is one (1) space per 100m² of GFA. Therefore, the total number of car parks required to comply equates to five (5) car parks per warehouse, 25 total for the development. 52 have been provided on site.

Table D3.5 of the NCC Building Code of Australia indicates the development will require one (1) disabled space per hundred (100) carparking space. Therefore, the development will be required to provide a minimum of one (1) disabled parking space.

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, is minimal and unlikely to impact on the operation of roads and transport networks.

Waste Management

A designated refuse storage area is provided on site. All waste will be collected by a private waste collection company as required.



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 STATE DEVELOPMENT AND PUBLIC WORKS ORGANISATION ACT 1971

State development areas (SDAs) are areas declared by regulation under the *State Development and Public Works Organisation Act 1971* (SDPWO Act). They provide the framework for regulating development in accordance with a development scheme.

4.3 ASSESSMENT MANAGER AND PLANNING INSTRUMENT

The Coordinator-General is nominated as the assessment manager for the application. The applicable planning instrument is the Townsville SDA Development Scheme 2019.

4.4 REFERRAL

Schedule 2 of the Townsville SDA Development Scheme nominates processes for making, assessing and deciding applications and requests. It includes the provision for referral of the application to referral entities.

The *Planning Act 2016* provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires consideration against this legislation to identify potential 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 does **not** trigger referral to state agencies.

4.5 PUBLIC CONSULTATION

Schedule 2 of Townsville SDA Development Scheme identifies that public consultation is required unless the application is for a defined use that supports the preferred development intent of the Medium Impact Industry Precinct. For the purposes of this application, public consultation is **not** required.



5.0 THE PLANNING FRAMEWORK

5.1 LAND DESIGNATION

In accordance with the Development Scheme, the site is included within the medium impact industry precinct.

5.2 LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

Table 2 – Regulated development within the Medium Impact Industry Precinct

Column 1 – SDA self-assessable development within the precinct	Column 2 – SDA assessable development within the precinct
Reconfiguring a lot When undertaken by the Coordinator-General	Material change of use All uses Reconfiguring a lot All other reconfiguring a lot not identified in column 1 as SDA self-assessable development Operational work For the clearing of native vegetation

An SDA application will be assessed against the following, to the extent they are considered relevant by the Coordinator-General:

- (a) the strategic vision for the Townsville SDA
- (b) the overall objectives for development in the Townsville SDA
- (c) the preferred development intent for each development precinct
- (d) SDA wide assessment criteria.



6.0 TOWNSVILLE STATE DEVELOPMENT AREA DEVELOPMENT SCHEME 2019

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

6.1 STRATEGIC VISION

The vision for the Townsville SDA is to:

- (a) be the preferred location in North Queensland for the establishment of industrial development of regional, State and national significance, including supporting infrastructure, which is reliant on direct access to one or more of the Port of Townsville, national freight rail and major road networks*
- (b) ensure development of the Townsville SDA occurs in a logical sequence and is equally focused on the short- and long-term economic benefits to the region and State*
- (c) facilitate the continued operation and future expansion of existing industrial operations and regionally significant extractive resources*
- (d) facilitate a coordinated approach to the delivery of infrastructure, and maximise the efficient use of existing and future port, road, rail and ancillary infrastructure*
- (e) recognise and protect environmental, cultural heritage and community values*
- (f) contribute to maintaining the outstanding universal value of the Great Barrier Reef World Heritage Area.*

The strategic vision is supported by the overall objectives for development and preferred development intents of development precincts within the Townsville SDA.

Response

The proposed development aligns with the strategic vision of the Townsville SDA as it provides for smaller industrial uses that can support the larger scale and higher impact industrial uses that are shifting to the southern side of Townsville, specifically within the SDA.

Colliers International Townsville Pty Ltd confirm that the shift of large businesses from the northern to the southern side of Townsville is a result of “capitalising on the superior infrastructure such as enhanced heavy vehicle transport routes, rail connectivity and convenient access to the Port of Townsville.” Refer **Appendix E**.

The smaller lots and lower impact industrial uses at this location act as a buffer to the adjacent low density residential and sport and recreational uses.

6.2 OVERALL OBJECTIVES

Development within the Townsville SDA:

- (a) capitalises on the Townsville SDA’s strategic location, supports the role and function of the Port of Townsville and stimulates economic growth Townsville State Development Area Development Scheme | May 2019*
- (b) ensures lots are appropriately sized to accommodate preferred development*
- (c) ensures the integrity and functionality of the Townsville SDA is maintained and protected from incompatible development*
- (d) avoids or minimises adverse impacts on sensitive land uses*
- (e) ensures design, construction and operation is consistent with current best practice*
- (f) avoids adverse impacts on environmental, cultural heritage and community values, or minimises, mitigates or offsets impacts where they cannot be avoided*
- (g) uses water and energy efficiently and minimises potential impacts on water quality and climate change*
- (h) manages impacts of air quality on the capacity of the Townsville airshed*
- (i) uses land and infrastructure efficiently and does not compromise or adversely impact on infrastructure, infrastructure corridors and future development opportunities*
- (j) is adequately serviced by infrastructure, generally in accordance with established infrastructure planning*



- (k) manages the risks associated with natural hazards, to protect people and property*
- (l) achieves appropriate levels of flood immunity consistent with current best practice*
- (m) ensures no net worsening of flood levels on land for existing and potential urban uses and on environmental values.*

Response

While the proposed lot sizes are below the preferred size for land in the medium impact industry precinct, the proposal does not create any lots but merely realigns and amalgamates the boundaries of eight (8) small and unusable lots. Lots at this location do not need to be a minimum of 2ha to support the preferred development intent in this precinct. It does not propose incompatible development.

Colliers International Townsville Pty Ltd address the importance of smaller lots and smaller industrial business in the Townsville SDA in order to support the influx of large-scale industrial businesses. The letter is included in **Appendix E**.

The proposal plans clearly demonstrate that warehouses can be comfortably supported on the proposed lot size. It is evident that lower impact industrial uses are suited to this corner of the Townsville SDA given its proximity to sensitive land uses in Cluden and Wulguru.

The development ensures efficient provision of existing infrastructure and will not trigger any upgrade or extensions to the existing network. It utilises the existing transport network and corridors.

The site is not subject to adverse flooding, and it is not anticipated that the development will result in worsening on or off site. The minimum lot levels will be constructed in accordance with Council codes and policy direction.

6.3 MEDIUM IMPACT INDUSTRY PRECINCT

The preferred development intent for the Medium Impact Industry Precinct is described below.

- (a) This precinct is to accommodate medium impact industrial development that:*
 - (i) includes the manufacturing and processing of products that are associated with identifiable and measurable impacts*
 - (ii) requires buffers from sensitive land uses*
 - (iii) is reliant on and maximises the use of key transport and supply chain infrastructure.*
- (b) Transport, freight and logistics industries are accommodated in locations with key rail and road linkages, including the section of the precinct adjoining the existing intermodal facility south of Marrett Street.*
- (c) The scale, intensity and bulk of industrial development is appropriate for the location having regard to its proximity to adjacent sensitive land uses, e.g. the residential areas of Cluden and Wulguru.*
- (d) The expansion of existing uses within the precinct will be supported where appropriate.*
- (e) Only one intersection from the Townsville Port Access Road to this precinct will be supported.*
- (f) Defined uses that support the preferred development intent are:*
 - (i) freight terminal*
 - (ii) infrastructure facility*
 - (iii) medium impact industry*
 - (iv) research and technology industry*
 - (v) transport depot*
 - (vi) utility installation*
 - (vii) warehouse.*
- (g) Defined uses that may be supported where it can be demonstrated that they satisfy the preferred development intent include:*
 - (i) correctional facility*



- (ii) *food and drink outlet, where required to service the immediate employment*
- (iii) *catchment*
- (iv) *office, where ancillary to an industrial use*
- (v) *renewable energy facility*
- (vi) *service station*
- (vii) *substation*
- (viii) *telecommunications facility*
- (ix) *wholesale nursery.*

Response

A warehouse is a defined use that supports the preferred development intent for the medium impact industry precinct. The development proposes smaller lots that can support smaller, and lower impact warehouses of a scale, intensity and bulk that is appropriate for the location having regard to its proximity to adjacent sensitive land uses, e.g. the residential areas of Cluden and Wulguru. It acts as a buffer to allow larger, and higher impact industrial uses in the balance of the precinct.

Given the above, the proposed development at this location aligns with the preferred development intent for the Medium Impact Industry Precinct.

6.4 SDA WIDE ASSESSMENT CRITERIA

6.4.1 Infrastructure and Services

- (1) Development maximises the use of and minimises the cost for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy networks.
- (2) Development plans for and manages impacts on existing and future known telecommunications, transport, water, wastewater, recycled water and energy networks.
- (3) Development is adequately serviced by telecommunications, transport, water, wastewater, recycled water and energy networks as relevant.
- (4) Development incorporates waste minimisation practices and considers refuse collection or disposal.
- (5) Development avoids or minimises adverse impacts on existing or proposed State or local government infrastructure and services.
- (6) Development provides for and protects the safety, functionality and efficiency of the Bruce Highway, North Coast rail line, TPAR and Flinders Highway (Stuart Bypass) and the Townsville Eastern Access Rail Corridor (TEARC).

Response

The site is capable of connection to the existing Townsville City Council's reticulated water and sewer networks. Engineering works approved for construction under the previous Townsville City Council OPW Decision Notice OPW15/0040 dated 22 May 2015, have been constructed, inspected, and accepted as Council assets. The works constructed remain in good condition and are fit for purpose.

The development will connect to the existing telecommunications and electricity services located in Edith Street.

A designated refuse storage area is provided on site. All waste will be collected by a private waste collection company as required.

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, is minimal and unlikely to impact on the operation of roads and transport networks.



6.4.2 Emissions

- (1) Development is designed to avoid or minimise:
 - (a) adverse impacts from air, noise and other emissions that will affect the health and safety, wellbeing and amenity of communities and individuals
 - (b) conflicts arising from (but not limited to), spray drift, odour, noise, dust, light spill, smoke or ash emissions with sensitive and/or incompatible land uses.
- (2) Development supports the achievement of the relevant acoustic and air quality objectives of the Environmental Protection (Noise) Policy 2008 and the Environmental Protection (Air) Policy 2008.
- (3) Development with the potential to impact on the air quality of Townsville will be expected to conduct air shed modelling, in accordance with current best practice, to demonstrate compliance with air quality standards.

Response

It is not anticipated that the proposed development will result in an unacceptable level of air, noise, dust, light, smoke or any other emissions that would cause conflict with the existing sensitive land uses within the vicinity of the site.

6.4.3 Contaminated Land

- (1) Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.
- (2) Where required, develop a strategy to manage any existing contamination and the potential for additional contamination such that human health and the environment are not adversely affected.

Response

The subject site is not recorded on the Environmental Management Register or Contaminated Land Register.

6.4.4 Acid Sulfate Soils

- (1) Development, in accordance with current best practice, is to:
 - (a) avoid the disturbance of acid sulfate soils (ASS) or
 - (b) ensure that the disturbance of ASS avoids or minimises the mobilisation and release of acid and metal contaminants.

Response

The subject site is identified on the acid sulfate soils map of the Townsville City Plan, 2014. It is partially within the 0-5m AHD contour and the 5-20 AHD contour as shown in *Figure 6* below.

Figure 6: Acid Sulfate Soils



Source: Townsville City Plan MAPS



Lot levels have been established and no extensive excavation will be required to facilitate the reconfiguration or to establish the new land use. No disturbance to any acid sulfate soils is expected.

6.4.5 Climate Change

- (1) Development minimises its emission of greenhouse gases and demonstrates how it will adapt to projected climate change conditions.

Response

Best practice building treatments will be implemented to minimise potential emissions.

6.4.6 Transport

- (1) Increased traffic arising from development is either able to be accommodated within existing road networks or works are undertaken to minimise adverse impacts on existing and future uses and road networks.
- (2) Local road networks within the Townsville SDA are to be designed to accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.
- (3) Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of transport infrastructure.
- (4) Adequate car parking for the number and nature of vehicles expected are provided on site.

Response

Jurekey and Edith Streets will be utilised to access the development site via the Bruce Highway and Abbott Street. No upgrades or changes to the existing road network is required to support the proposed development.

A traffic impact assessment was prepared by Cardno in 2013 for a 9 Lot subdivision which was inclusive of the site subject of this application. It was approved by Townsville City Council (Ref: RC14/0158) before the Townsville SDA was established. The original intent of reconfiguration was to support industrial development.

The report adopted traffic generation estimates for the subject site as follows:

- Generation rate of 0.7vph per 100sqm GFA of Light/Medium/Road Industry; and
- GFA is estimated as 50% of site area.

SLR Consulting have since reviewed the findings of the 2013 report and have confirmed that traffic generation is expected to be the same as what was originally intended by the approved development. That is, the approved Lot 6 was for 7,699m² which was to support a Gross Floor Area (GFA) of 50% which equates to 3,849.5m² GFA.

Now, the proposal is for four (4) lots, being 1,563m² + 1,560m² + 1,496m² + 1,495m² and is inclusive of the existing Lot 15 on SP105728, being 1,587m². This equates to 3,849.5m² GFA as originally intended.

Hence the traffic generation would be the same as the Cardno traffic report. Therefore, for the purpose of this development application, the proposed development will not be introducing any additional GFA beyond what has been approved for previously, nor is it introducing a different use to what has been approved for previously.

Further to the above, the background traffic conditions on the adjacent road network (Jurekey Street and Edith Street) are unlikely to have changed to any degree of significance since the 2013 traffic assessment.

Based on the above advice, the proposed development is expected to generate traffic levels that are consistent with those expected for in an industrial area and do not cause detriment to key transport infrastructure.

The TCC City Plan parking rates planning scheme policy (SC6.10) has been adopted for calculation of the required development parking as no rate is provided by the TSDA development scheme. The rate for a warehouse is one (1)



space per 100m² of GFA. Therefore, the total number of car parks required to comply with this policy equates to five (5) car parks per warehouse, 25 total for the development. 52 have be provided.

Table D3.5 of the NCC Building Code of Australia indicates the development will require one (1) disabled space per hundred (100) carparking space. Therefore, the development will be required to provide a minimum of one (1) disabled parking space.

6.4.7 Environment, Cultural Heritage, And Community

- (1) Environmental values, cultural heritage values, and community values of the premises on which the development is undertaken, and immediate surrounds, are identified and managed, consistent with current best practice.

Note: Duty of Care under Section 23 of the Aboriginal Cultural Heritage Act 2003 should be considered a minimum requirement for all development.

- (2) Development is designed and sited to:
 - (a) avoid adverse impacts on environmental values including matters of local, State and national environmental significance, or where adverse impacts cannot be avoided, impacts are minimised, mitigated or offset
 - (b) maintain ecological connectivity and processes
 - (c) maintain the outstanding universal value of the Great Barrier Reef World Heritage Area
 - (d) avoid adverse impacts on cultural heritage and community values, or where adverse impacts cannot be avoided, impacts are minimised, mitigated or offset.
- (3) Environmental offsets are provided in accordance with the relevant commonwealth or State environmental offset framework.
- (4) Environmental offsets should be accommodated within the Environmental Management Precinct before seeking solutions external to the Townsville SDA.
- (5) Where the development requires a buffer to mitigate the impacts of the development, that buffer must be accommodated within the development site.

Response

No environmental values, cultural heritage values, and community values of the premises have been identified that would otherwise require management as a result of the development.

6.4.8 Engineering and Design Standards

- (1) Development is designed and constructed in accordance with the relevant engineering and design standards (and any subsequent revisions to the relevant standards) stated in Table 8 of the Development Scheme. Alternative innovative solutions that demonstrate compliance with the relevant standards are encouraged.

Response

The proposed warehouses will integrate the applicable design standards as per Table 8. Any future building work application will require approval by Townsville City Council prior to construction.

6.4.9 Other Government Matters

- (1) Development is to demonstrate consistency with any other relevant legislative requirements for the development to proceed and operate. Development, to the extent practicable, is to be consistent with regional plans, the State Planning Policy, and the State Development Assessment Provisions where the State interests articulated by these instruments are likely to be affected by the development.

Response

The proposed development is consistent with the North Queensland Regional Plan, the State Planning Policy and the State Development Assessment Provisions. Each have been addressed below.

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 that the Townsville SDA is an important industrial area due to its proximity to the Port of Townsville, key infrastructure corridors, large workforce and support services.

The proposal aligns with the outcomes sought by the NQRP, by providing a lower impact industrial use that will act as a buffer from the residential uses on adjoining land, to future higher impact industrial uses.

State Planning Policy

The State Planning Policy (SPP) is a key component of Queensland's planning system. The SPP expresses the state's interests in land use planning and development and ensures these interests are applied to plan making and given effect through local government planning schemes.

The development aligns with the SPP as it does not propose any incompatible land uses.

State Development Assessment Provisions

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 would not typically trigger referral to State agencies for assessment against the State Development Assessment Provisions.

6.4.10 Energy and Water Efficiency

- (1) Building, site design and layout maximises energy efficiency having regard to:
 - (a) building orientation and passive solar design
 - (b) maximising opportunities for cross ventilation
 - (c) appropriate shade treatments
 - (d) landscaping treatments to the western side of the building.
- (2) Water efficiency is optimised through the use of alternative water supply sources, including:
 - (a) rainwater harvesting systems
 - (b) recycled water source.

Response

The development has been designed by Inside Out Architects and provides a site design and layout which maximises floor area with a built to boundary design. The buildings are oriented to the street and incorporate shade and landscaping.

No alternative water supply sources are proposed given the size of the development site.

6.4.11 Visual Impacts

- (1) Visual impacts of buildings, retaining structures or other development are minimised through building design, landscaping or other mitigation measures when viewed from a publicly accessible view point such as major roads, public parks or Cleveland Bay.
- (2) Development incorporates high quality urban design and landscape treatments particularly for those areas highly visible from public roads.

Response

The development site is not visible from a publicly accessible view point however the warehouses will incorporate a contemporary design that enhances the streetscape and contributes to the character of the locality.



6.4.12 Built Form

- (1) The scale, character and built form of development contributes to a high standard of amenity.
- (2) Development must incorporate crime prevention through environmental design (CPTED) principles.

Response

The proposed warehouses incorporate an active front façade with windows and doors that allow for the casual surveillance of the surroundings to incorporate CPTED principles. The scale and character of the proposal is sympathetic with nearby residential uses, it does not result in overbearing bulk and unduly overshadowing.

Figure 7: Perspectives



Source: Inside Out Architects

Figure 8: Perspectives



Source: Inside Out Architects

6.4.13 Reconfiguring a Lot

- (1) Development provides lawful, safe and practical access.
- (2) Infrastructure is provided generally in accordance with established infrastructure planning.
- (3) Lot sizes are adequate to accommodate a development footprint consistent with the preferred development intent of each precinct. A range of lot sizes is preferred to accommodate development in each precinct. Minimum lot sizes for development precincts are generally consistent with the following:
 - (a) Low Impact Industry Precinct – 1 hectare (ha)
 - (b) Medium Impact Industry Precinct – 2 ha
 - (c) High Impact Industry Precinct – 25 ha
 - (d) Port Industry Precinct – 2 ha.



- (4) Further subdivision of the Environmental Management, Infrastructure Corridors, and Resources Precincts is not supported, unless being undertaken for operational, management or regulatory purposes, or if there is an overriding need.

Response

While the proposed lot sizes are below the preferred size for land in the medium impact industry precinct, the proposal does not create any lots and merely realigns and amalgamates the boundaries of eight (8) small and unusable lots. It drastically improves the tenure arrangement to facilitate development.

Lots at this location do not need to be a minimum of 2ha to support the preferred development intent in this precinct. The proposal plans show that warehouses can be comfortably supported on the proposed lot size. It is evident that lower impact industrial uses are suited to this corner of the Townsville SDA given its proximity to sensitive land uses in Cluden and Wulguru. It does not propose incompatible development.

Each lot is provided adequate road frontage to ensure lawful, safe, and practical access and infrastructure can be provided. It utilises the existing transport network and corridors. The development ensures efficient provision of existing infrastructure and will not trigger any upgrade or extensions to the existing network. They will connect to the existing Townsville City Council water and sewer networks and the electricity and telecommunications network in the road verge.

6.4.14 Landscaping

- (1) Development provides landscaping that:
- (a) minimises the visual impacts of the development
 - (b) incorporates at least 50% local species
 - (c) maintains and enhances significant vegetation
 - (d) is low maintenance.

Response

Landscaping treatment is provided along the Edith Street frontage to reduce illumination impacts of the concrete driveway and hardstand and enhance the aesthetic of the development site. The inclusion of this landscaping clearly defines the access to the subject site, the parking area and the buildings.

Given the industrial nature of the development, the landscaping will be minimal and low maintenance.

6.4.15 Natural Hazards – Flooding, Including Storm Tide Inundation

- (1) Development, in accordance with current best practice:
- (a) achieves an appropriate level of flood immunity
 - (b) does not adversely affect existing flow rates, flood heights or cause or contribute to other flooding impacts on upstream, downstream or adjacent properties or the State transport network. This includes potential impacts from changes to stormwater flows and local flooding
 - (c) avoids, minimises or mitigates adverse impacts from flooding to protect people and property, and enhances the community's resilience to flooding
 - (d) supports, and does not hinder disaster management capacity and capabilities
 - (e) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard.
- (2) Where development includes flood mitigation works:
- (a) development may consider flood mitigation works within the Environmental Management Precinct where it cannot otherwise be accommodated within the development precinct. Development will demonstrate that the extent of such works must be proportional to the total flood balance and must not restrict the development of other land



- (b) any flood mitigation works are to integrate environmental, cultural heritage and stormwater management outcomes.

Response

In accordance with the Townsville City Plan, 2014 overlay maps, the subject site is identified within flood hazard area. It is predominantly mapped as containing medium hazard flood area and some low hazard area. A portion of the site fronting Edith Street is free of flood hazard.

Cardno prepared a Stormwater Management Strategy dated 5 July 2013 to support the application for reconfiguring a lot (9 Lots) (Council ref: RC14/0158). The strategy indicated that the 9 lots would be flood free in a Q50 ARI flood event based on a tail water level of Mean High Water Spring tide as required by the Townsville City Council.

The Cardno Stormwater Management Strategy modelling was accepted by both DTMR and Council during the planning approval processes.

A flooding event was recorded in Townsville on 27 January to 8 February 2019. During this rainfall event Townsville received 1,391mm of rain. It was described by the Townsville City Council as the largest rainfall event over the Townsville catchment in the last 120 years and was reported to be over a 1:1000-year rainfall event.

Anecdotal advice from business operators in and adjacent to the Toprise Development indicated that there was no flooding of their properties during the 2019 flood event. The above supports the flood modelling advice contained in the Cardno 2013 Stormwater management Strategy that the flood modelling advice remains adequate.

Therefore, it is not anticipated that the development will result in net worsening on or off site.

6.4.16 Natural Hazards – Other

- (1) Development, in accordance with current best practice:
 - (a) identifies relevant natural hazards that may impact upon the development
 - (b) appropriately manages risk associated with identified hazards
 - (c) avoids increasing the severity of the natural hazard
 - (d) for coastal hazards, avoid erosion prone areas wherever possible.

Response

No further natural hazards have been identified that may impact upon the proposed development.

6.4.17 Water Quality

- (1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from:
 - (a) altered stormwater quality and hydrology
 - (b) wastewater (other than contaminated stormwater and sewage)
 - (c) the creation or expansion of non-tidal artificial waterways
 - (d) the release and mobilisation of nutrients and sediments.
- (2) Development encourages a precinct-wide stormwater management approach that achieves an improved water quality outcome.

Response

The proposed warehouses will incorporate stormwater design measures that will mitigate any alterations to overland flow. Generally, the proposal does not change or modify the existing stormwater or drainage characteristics of the site.



7.0 CONCLUSION

This proposal details a development application being made to the Coordinator-General seeking a Development Permit for Reconfiguring a Lot – Boundary Realignment (Eight Lots into Four Lots) combined with Material Change of Use for five (5) warehouses on land at 37951 Bruce Highway, Cluden, being formally described as Lots 16-22 on SP105728, Lot 23 on SP105729 and Lot 15 on SP105728.

The proposed development responds to its setting, is consistent with the purpose of the medium impact industry precinct and will allow achievement of outcomes expected for it.

The proposed development is recommended for approval as:

- The proposal complies with the assessment criteria nominated by the scheme as being relevant to the assessment of a proposal of this nature;
- The proposal aligns with the provisions prescribed by other planning instruments including the North Queensland Regional Plan, the State Planning Policy and the State Development Assessment Provisions;
- The resultant lots are in character with the locality, ensuring that future larger scale industrial development can be appropriately facilitated elsewhere within the Townsville SDA;
- The subject site can be adequately serviced by existing infrastructure and services located within close proximity of the site;
- The warehouses are responsive to all environmental constraints and is expected to have a minimal impact on the landscape character and visual amenity;
- The proposal permits the adaptive use of predominantly vacant land, appropriately zoned for this purpose;
- The development benefits the local community providing a service and generating economic activity;
- Access, car parking and manoeuvring areas can reasonably be accommodated on site;
- The proposed development ensures cost-effective provision and operation of existing infrastructure networks;
- The proposal does not increase the exposure of risk to people and property to flood hazards; and
- Design treatments and performance can be secured by the provision of reasonable and relevant conditions.

Given the above facts and circumstances the proposal can be favourably considered and we recommend that the Office of the Coordinator General approve the development subject to reasonable and relevant conditions.

APPENDIX A

Owner's Consent

brazier motti





Owner's consent for making an SDA application or request under Part 6 of the *State Development and Public Works Organisation Act 1971*

I, COLIN OLIVER HARKNESS

Director of the company mentioned below.

and I, RICHARD NEVILLE PERRY

Director/Secretary of the company mentioned below.

of:

TOPRISE AUSTRALIA PTY LTD A.C.N. 099 638 712

as owner of the premises identified as follows:

96 Edith Street, Cluden

Lots 15 – 22 on SP105728 and Lot 23 on SP105729

consent to the making of an SDA application or request under Part 6 of the *State Development and Public Works Organisation Act 1971* by:

BRAZIER MOTTI PTY LTD A.C.N. 066 411 041

on the premises described above for:

SDA application for reconfiguring a lot – boundary realignment (8 lots into 4 lots) combined with material change of use for 5 warehouses

Colin Oliver Harkness

Signature of Director

29 Nov 2024

Date

Richard Neville Perry

Signature of Director/Secretary

29 Nov 2024

Date

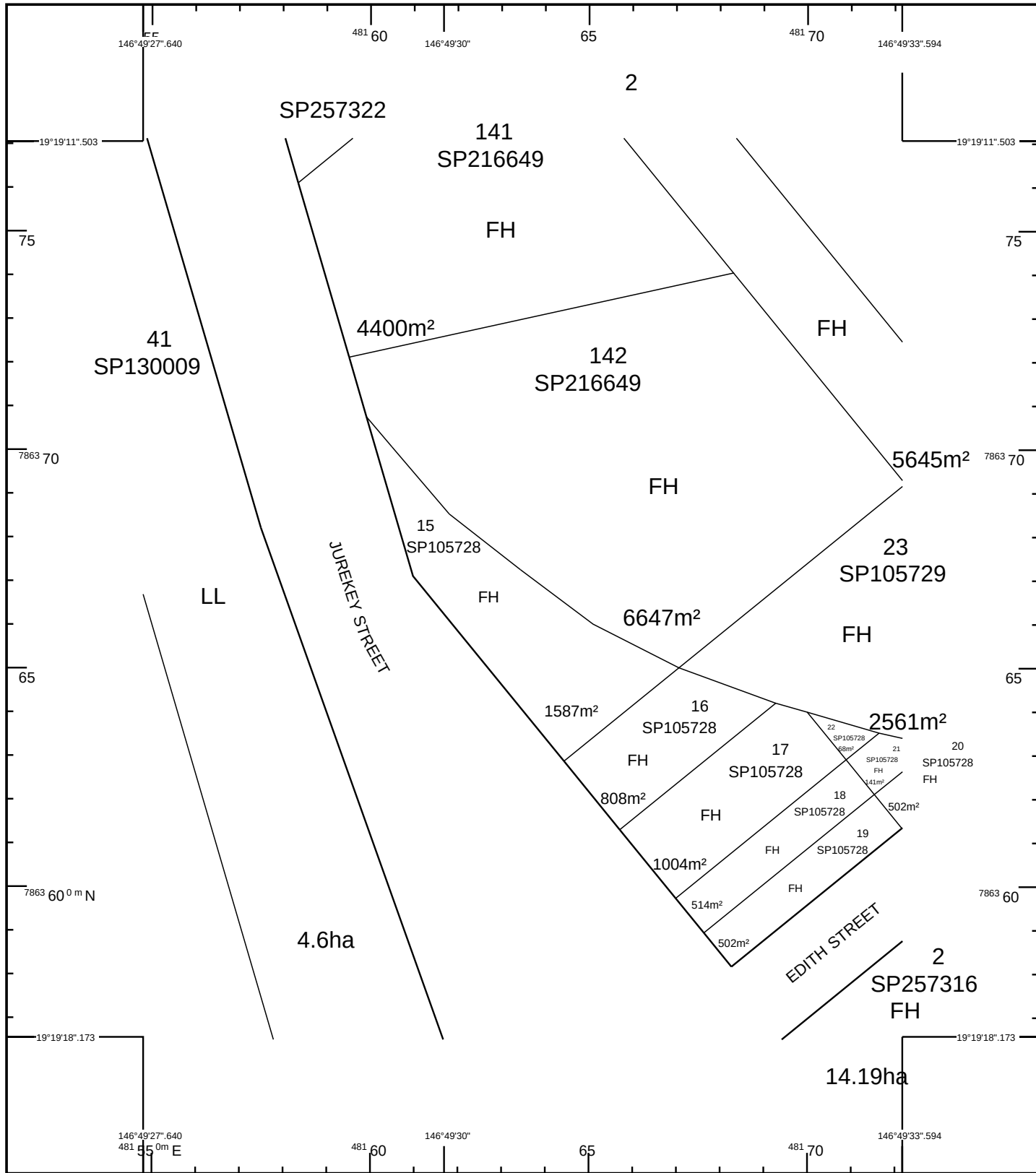
The *State Development and Public Works Organisation Act 1971* is administered by the Department of State Development, Infrastructure, Local Government and Planning, Queensland Government.

APPENDIX B

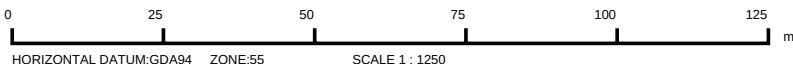
Current Title Search, Smart Map and Survey Plan

brazier motti





STANDARD MAP NUMBER
8259-24244



MAP WINDOW POSITION &
NEAREST LOCATION

146°49'30".617
19°19'14".838
CLUDEN
1.12 KM

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	15/SP105728
Area/Volume	1587m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	CLUDEN
Segment/Parcel	51228/98

CLIENT SERVICE STANDARDS

PRINTED 20/06/2024

DCDB 19/06/2024

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SmartMap

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**Queensland
Government**

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50218259	Search Date:	26/09/2024 15:08
Date Title Created:	15/05/1998	Request No:	49472613
Previous Title:	21571215		

ESTATE AND LAND

Estate in Fee Simple

LOT 15 SURVEY PLAN 105728

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 715359513 10/10/2013

TOPRISE AUSTRALIA PTY LTD A.C.N. 099 638 712

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10543094 (POR 65)
2. MORTGAGE No 718079205 12/06/2017 at 13:28
SUNCORP-METWAY LTD A.B.N. 66 010 831 722

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50218260	Search Date:	26/09/2024 15:08
Date Title Created:	15/05/1998	Request No:	49472611
Previous Title:	50218256		

ESTATE AND LAND

Estate in Fee Simple

LOT 16 SURVEY PLAN 105728

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 715359513 10/10/2013

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Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

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Queensland Titles Registry Pty Ltd
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Title Reference:	50218261	Search Date:	26/09/2024 15:08
Date Title Created:	15/05/1998	Request No:	49472617
Previous Title:	50218256		

ESTATE AND LAND

Estate in Fee Simple

LOT 17 SURVEY PLAN 105728

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 715359513 10/10/2013

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

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Title Reference:	50218262	Search Date:	26/09/2024 15:08
Date Title Created:	15/05/1998	Request No:	49472625
Previous Title:	50218256		

ESTATE AND LAND

Estate in Fee Simple

LOT 18 SURVEY PLAN 105728

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 715359513 10/10/2013

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

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ABN 23 648 568 101

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Date Title Created:	15/05/1998	Request No:	49472635
Previous Title:	50218256		

ESTATE AND LAND

Estate in Fee Simple

LOT 19 SURVEY PLAN 105728

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 715359513 10/10/2013

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

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Title Reference:	50218264	Search Date:	26/09/2024 15:09
Date Title Created:	15/05/1998	Request No:	49472649
Previous Title:	50218256		

ESTATE AND LAND

Estate in Fee Simple

LOT 20 SURVEY PLAN 105728

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 715359513 10/10/2013

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

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ABN 23 648 568 101

Title Reference:	50218265	Search Date:	26/09/2024 15:09
Date Title Created:	15/05/1998	Request No:	49472644
Previous Title:	50218256		

ESTATE AND LAND

Estate in Fee Simple

LOT 21 SURVEY PLAN 105728

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 715359513 10/10/2013

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50218266	Search Date:	26/09/2024 15:08
Date Title Created:	15/05/1998	Request No:	49472630
Previous Title:	50218256		

ESTATE AND LAND

Estate in Fee Simple

LOT 22 SURVEY PLAN 105728

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 715359513 10/10/2013

TOPRISE AUSTRALIA PTY LTD A.C.N. 099 638 712

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

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** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50218275	Search Date:	26/09/2024 15:09
Date Title Created:	15/05/1998	Request No:	49472638
Previous Title:	50218255, 50218267, 50218268, 50218269, 50218270		

ESTATE AND LAND

Estate in Fee Simple

LOT 23 SURVEY PLAN 105729

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 714710538 05/10/2012

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ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
716181416	DSI/OFFSET LAND VALUATION ACT 2010	04/12/2014 12:49	CURRENT

UNREGISTERED DEALINGS

NIL

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** End of Current Title Search **

APPENDIX C

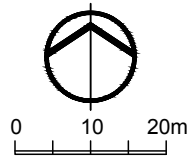
Proposed Reconfiguration Plan prepared by Brazier Motti

brazier motti



PROPOSED
RECONFIGURATION

Lots 1 - 4 and Easement
Cancelling Lots 16 – 22 on SP105728 and Lot 23 on SP105729



Date: 19th November, 2024	
Scale: 1:1000	A3
Drawn: MJM	
Job No: 27594/062-01	
Plan No:	27594/086 E



This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.



APPENDIX D

Development Plans prepared by InsideOut Architects

brazier motti





WAREHOUSE DEVELOPMENT CONCEPT
PROPOSAL - TOWNSVILLE, QLD

SHEET LIST		
SHEET NUMBER	REVISION	SHEET NAME
A000	A	COVER PAGE
A001	A	3D RENDERINGS
A100	A	PROPOSED SITE PLAN - LOTS 01 - 04
A101	A	PROPOSED SITE PLAN - LOT 15
A200	A	PROPOSED FLOOR PLAN - LOT 01 & 02
A201	A	PROPOSED FLOOR PLAN - LOTS 03 & 04
A202	A	PROPOSED FLOOR PLAN - LOT 15
A300	A	LOT 01 & 02 ELEVATIONS
A301	A	LOT 03 & 04 ELEVATIONS
A302	A	LOT 15 ELEVATIONS

insideout architects

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Belgian Gardens
tania@insideout-architects.com
M +61 407 189 160
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0

1

2

3

5 m

NOTES:
FOR INTERNAL INFORMATION & DISCUSSION PURPOSES ONLY
ALL AREAS DIMENSIONS & LAND USES ARE PRELIMINARY
SUBJECT TO INVESTIGATION, SURVEY,

NO.	DESCRIPTION	DATE
A	ISSUED FOR DA	28.10.2024

CLIENT NAME:
Toprise Australia Pty. Ltd.

PROJECT NAME:
TOWNSVILLE NEW WAREHOUSE AND OFFICES

PROJECT STATUS

CONCEPT DESIGN / DA

SHEET NAME:
COVER PAGE

PROJECT NUMBER:
TBA

CHECKED BY:
BY:

TD
LN

DATE:
SCALE:

30/10/2024

SHEET NUMBER:
A000



LOT 15 3D
PERSPECTIVES



LOT 01 & 02 3D
PERSPECTIVES



LOT 03 & 04 3D
PERSPECTIVES



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NO.

A

ISSUED FOR DA

DATE

28.10.2024

CLIENT NAME:

Toprise Australia Pty. Ltd

PROJECT NAME:

TOWNSVILLE NEW WAREHOUSE AND OFFICES

CLIENT NAME:

Toprise Australia Pty. Ltd

PROJECT STATUS

CONCEPT DESIGN / DA

SHEET NAME:

3D RENDERINGS

PROJECT NUMBER:

TBA

CHECKED BY:

TD

DATE:

30/10/2024

DRAWN BY:

LN

SCALE:

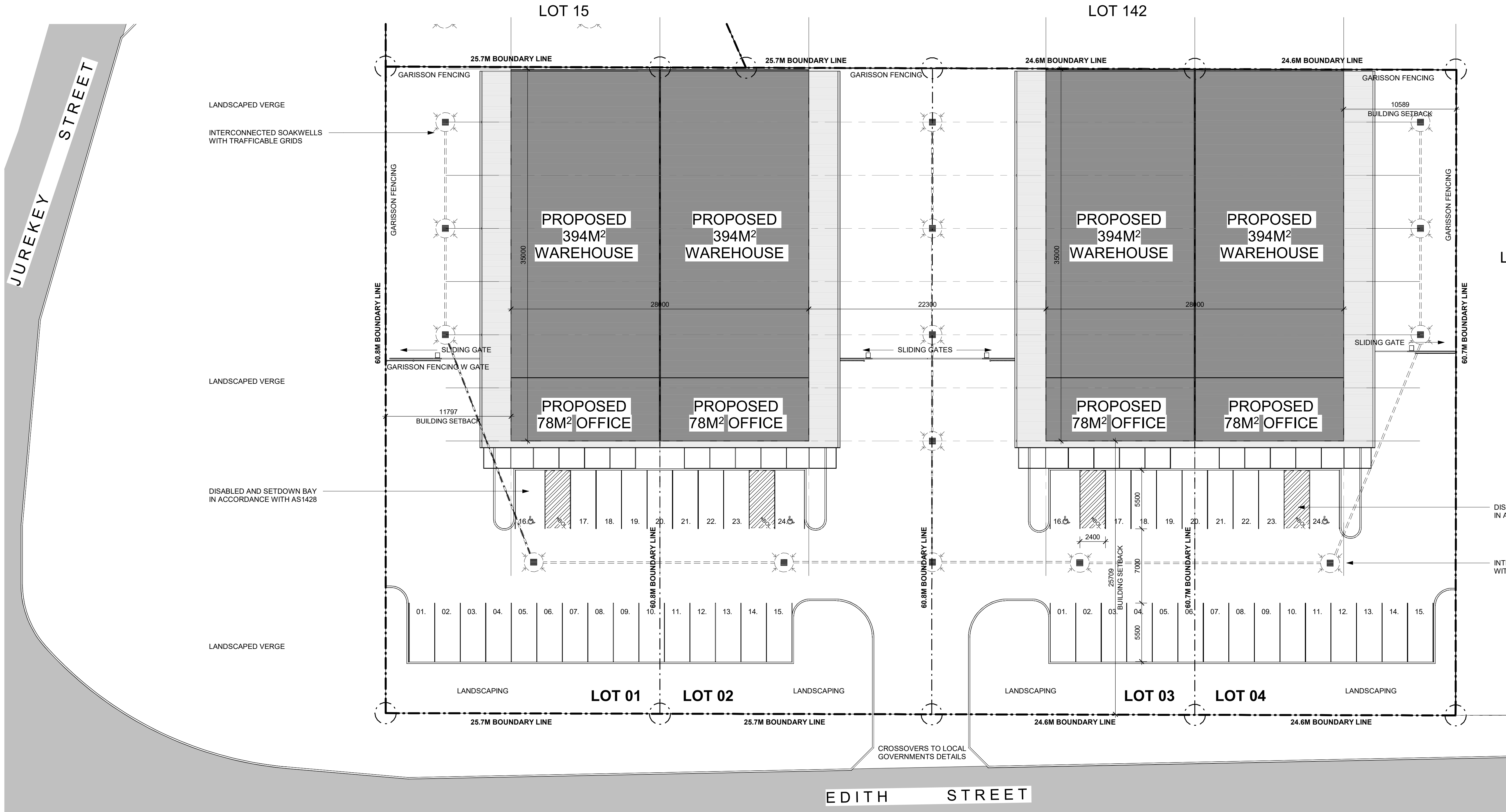
1 : 1

SHEET NUMBER:

A001

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sizes may vary

0 1 2 3 5 m



PROPOSED SITE PLAN - LOTS 01 - 04

1 : 200



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0 1 2 3 5 m

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SUBJECT TO INVESTIGATION, SURVEY,

NO.	DESCRIPTION	DATE
A	ISSUED FOR DA	28.10.2024

CLIENT NAME:
Toprise Australia Pty. Ltd.

PROJECT NAME:
TOWNSVILLE NEW WAREHOUSE AND OFFICES

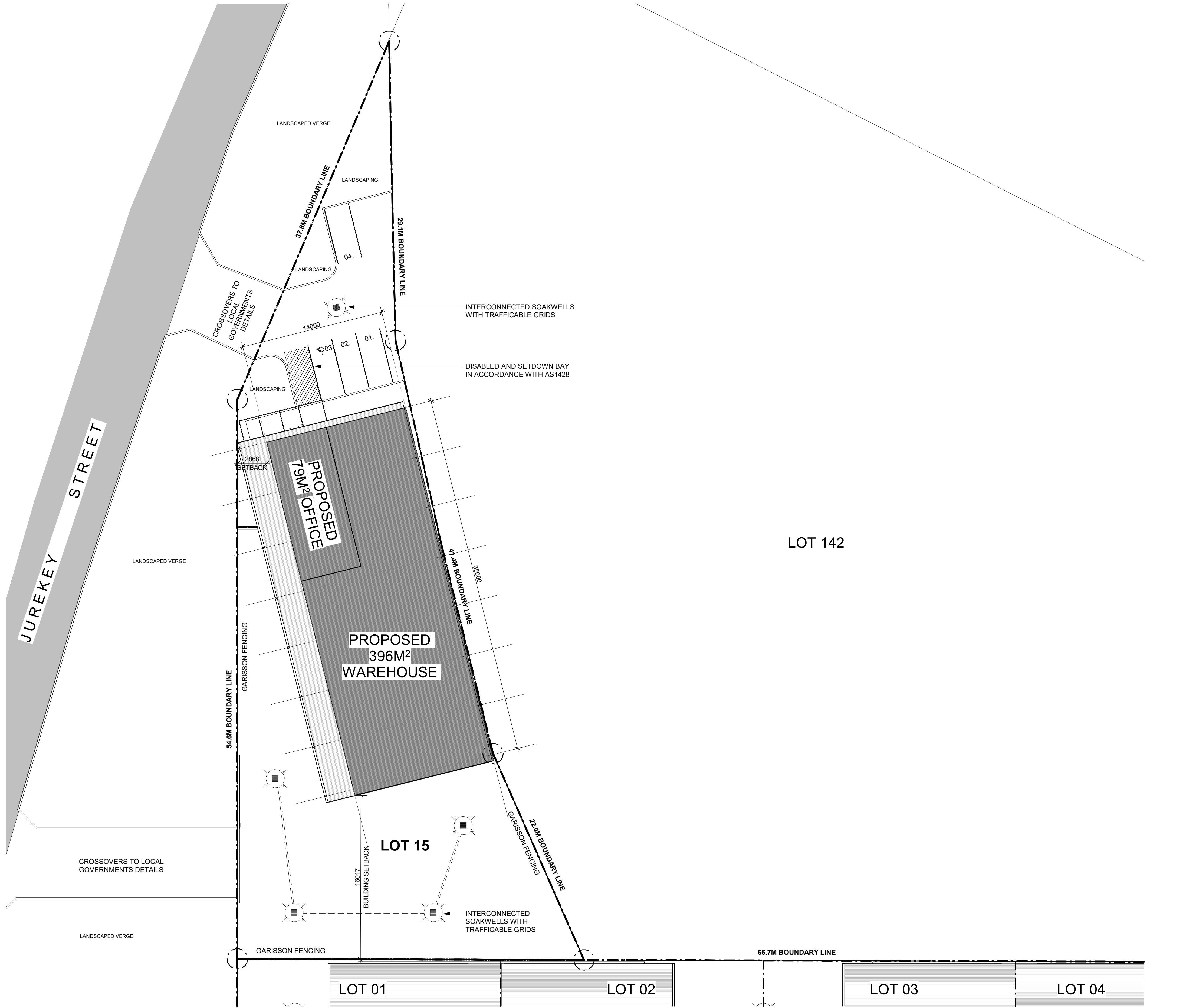
PROJECT STATUS
CONCEPT DESIGN / DA

SHEET NAME:
PROPOSED SITE PLAN - LOTS 01 - 04

PROJECT NUMBER: TBA

CHECKED BY:	TD	DATE:	30/10/2024
DRAWN BY:	LN	SCALE:	1 : 200

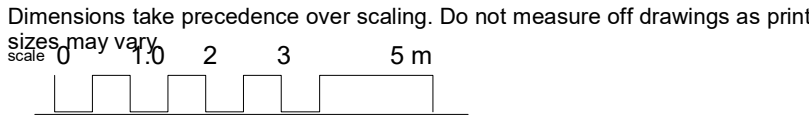
SHEET NUMBER: A100



PROPOSED SITE PLAN - LOT 15
1 : 200



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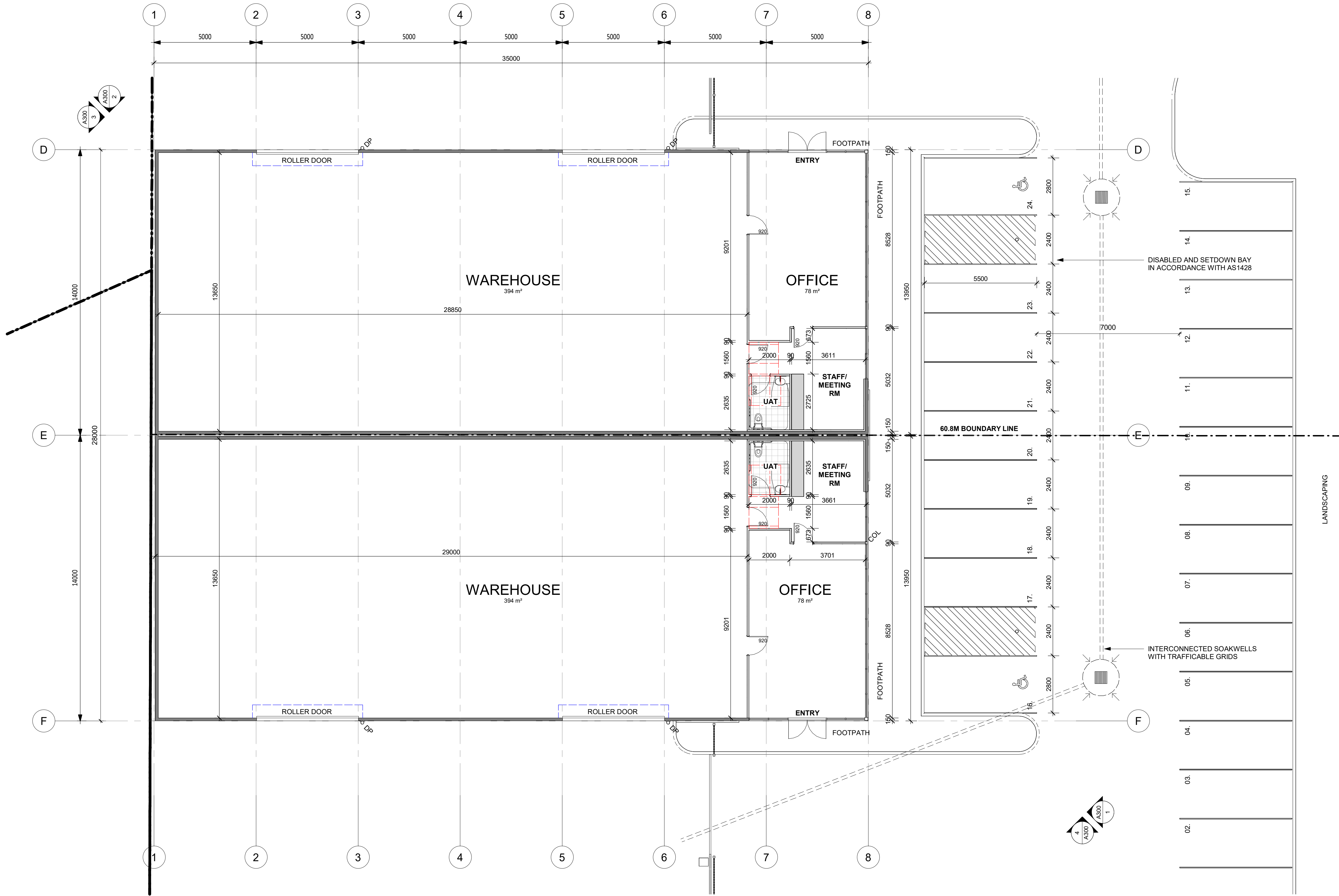
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NO.	DESCRIPTION	DATE
A	ISSUED FOR DA	28.10.2024

CLIENT NAME:	Toprise Australia Pty. Ltd.
PROJECT NAME:	TOWNSVILLE NEW WAREHOUSE AND OFFICES

PROJECT STATUS	CONCEPT DESIGN / DA
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SHEET NAME:	PROPOSED SITE PLAN - LOT 15		
PROJECT NUMBER:	TBA		
CHECKED BY:	TD	DATE:	30/10/2024
DRAWN BY:	LN	SCALE:	1 : 200
SHEET NUMBER:	A101		



PROPOSED FLOOR PLAN - LOTS 01 & 02
1 : 100



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NO.	DESCRIPTION	DATE
A	ISSUED FOR DA	28.10.2024

CLIENT NAME:
Toprise Australia Pty. Ltd.

PROJECT NAME:
TOWNSVILLE NEW WAREHOUSE AND OFFICES

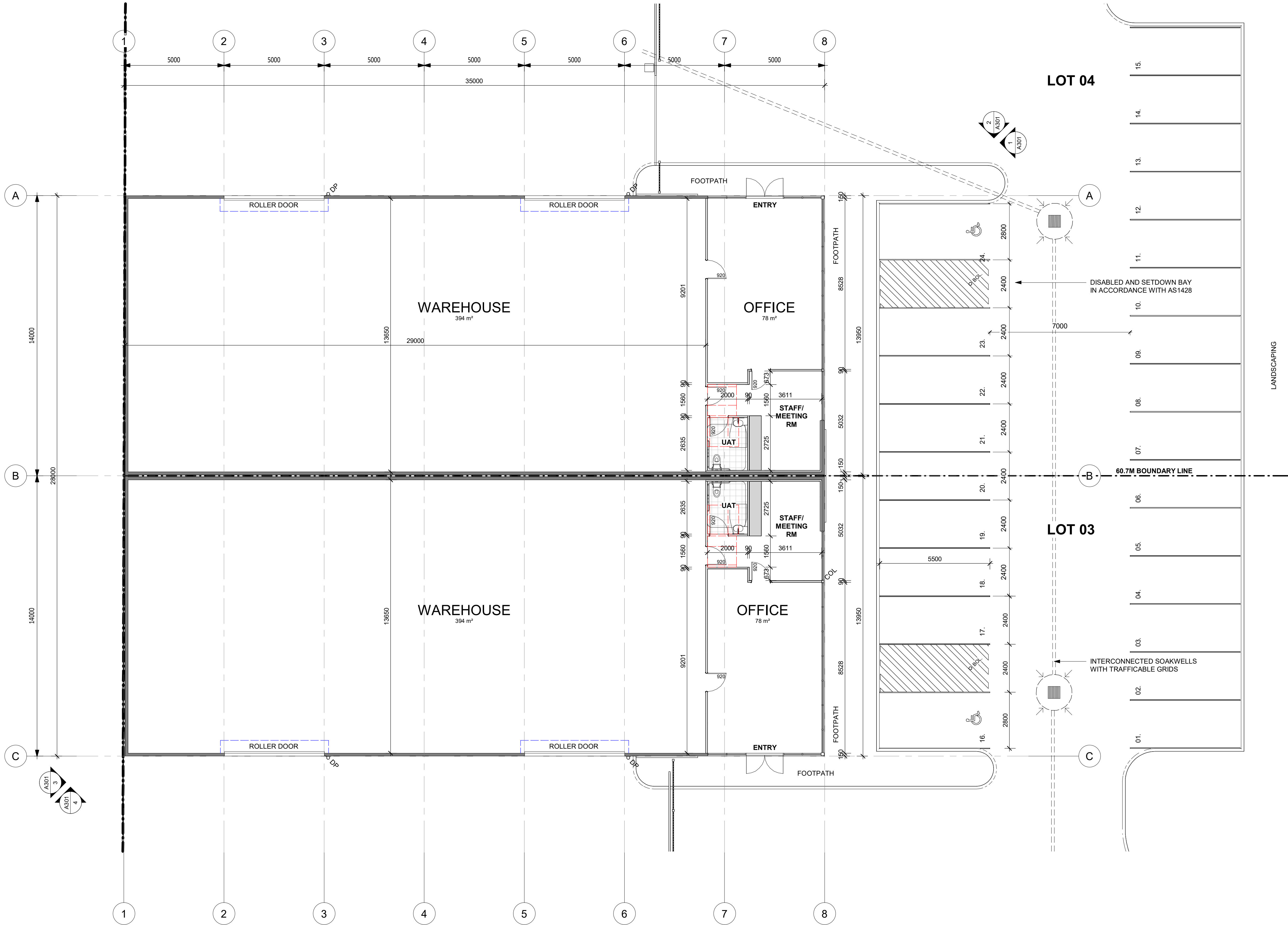
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CONCEPT DESIGN / DA

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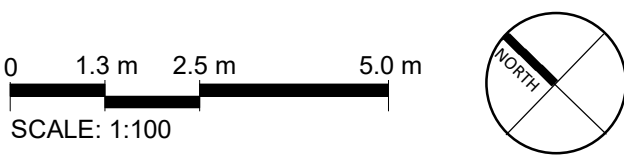
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CHECKED BY:	TD	DATE:	30/10/2024
DRAWN BY:	LN	SCALE:	1 : 100

SHEET NUMBER: **A200**



PROPOSED FLOOR PLAN - LOTS 03 & 04
1 : 100



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0

1

2

3

5 m

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PROJECT NAME:
TOWNSVILLE NEW WAREHOUSE AND OFFICES

PROJECT STATUS
CONCEPT DESIGN / DA

SHEET NAME:
PROPOSED FLOOR PLAN - LOTS 03 & 04

PROJECT NUMBER:
TBA

CHECKED BY:
TD

DATE:
30/10/2024

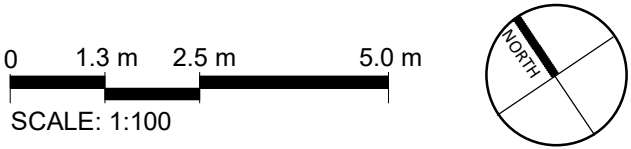
DRAWN BY:
LN

SCALE:
1 : 100

SHEET NUMBER:
A201



PROPOSED FLOOR PLAN - LOT 15
1 : 100



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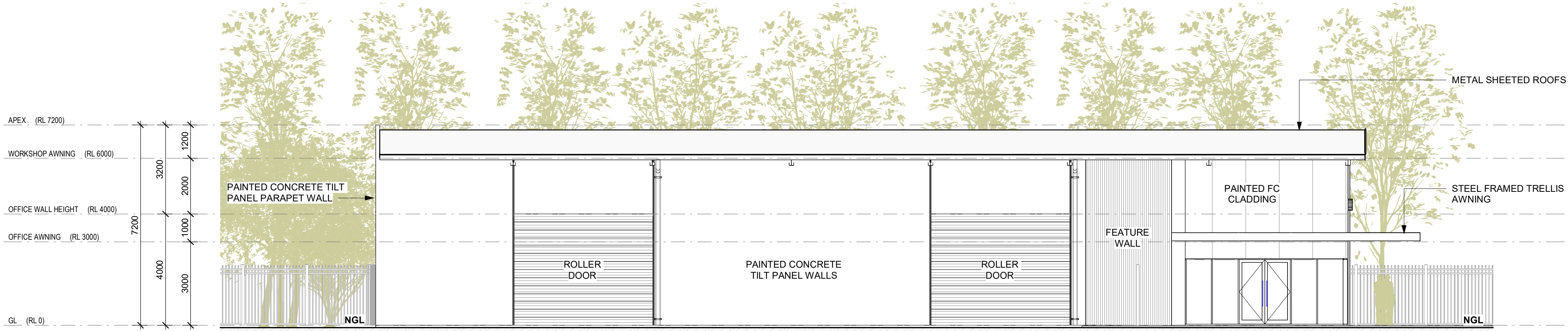
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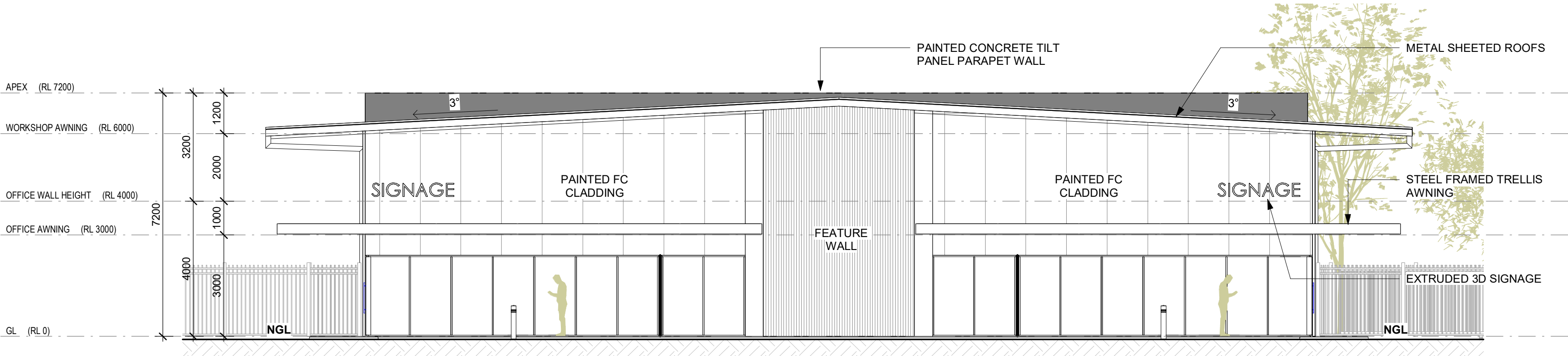
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TOWNSVILLE NEW WAREHOUSE AND OFFICES

PROJECT STATUS
CONCEPT DESIGN / DA

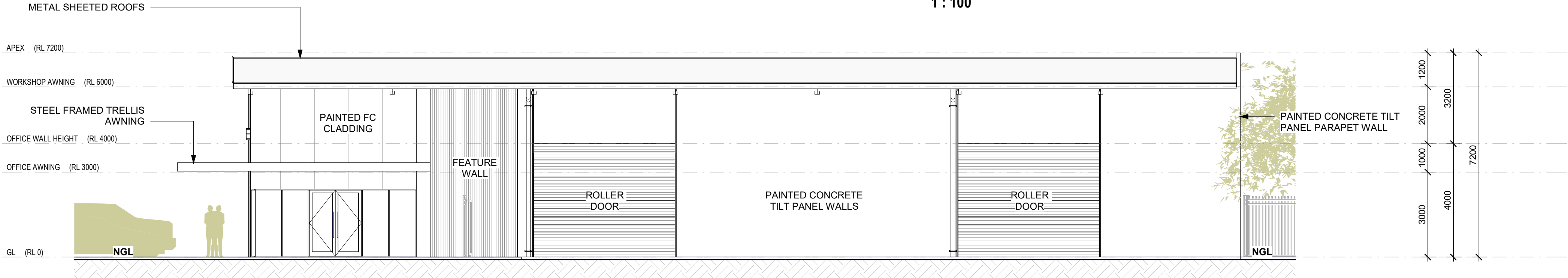
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PROJECT NUMBER: TBA		
CHECKED BY:	TD	DATE: 30/10/2024
DRAWN BY:	LN	SCALE: 1 : 100
SHEET NUMBER: A202		



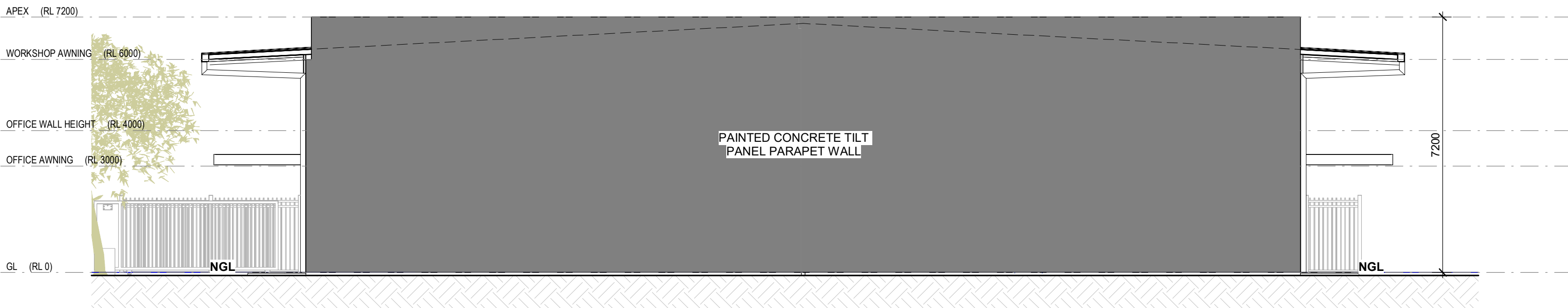
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1 : 100



LOT 01 & 02 FRONT ELEVATION
1 : 100



LOT 02 SIDE ELEVATION
1 : 100

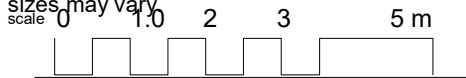


LOT 01 & 02 REAR ELEVATION
1 : 100

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PROJECT NAME:
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PROJECT STATUS
CONCEPT DESIGN / DA

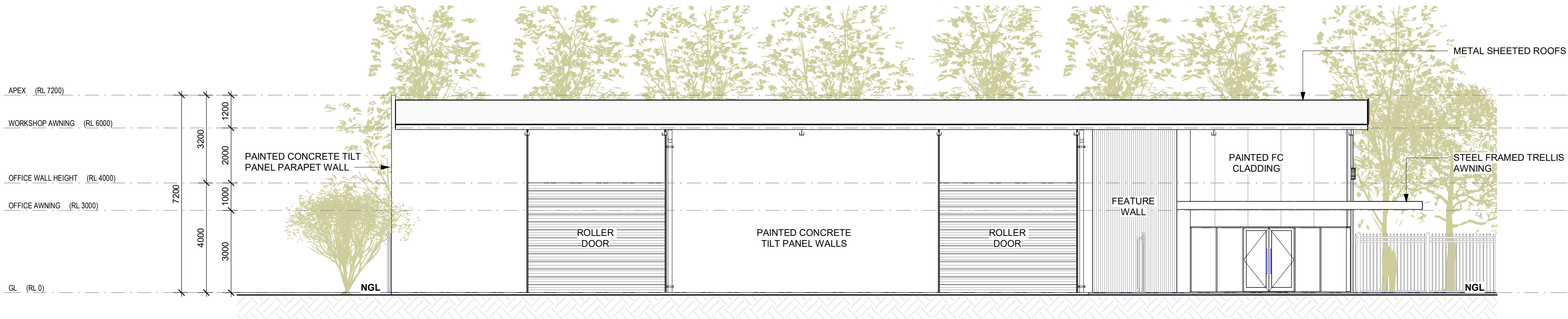
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LOT 01 & 02 ELEVATIONS

PROJECT NUMBER: TBA

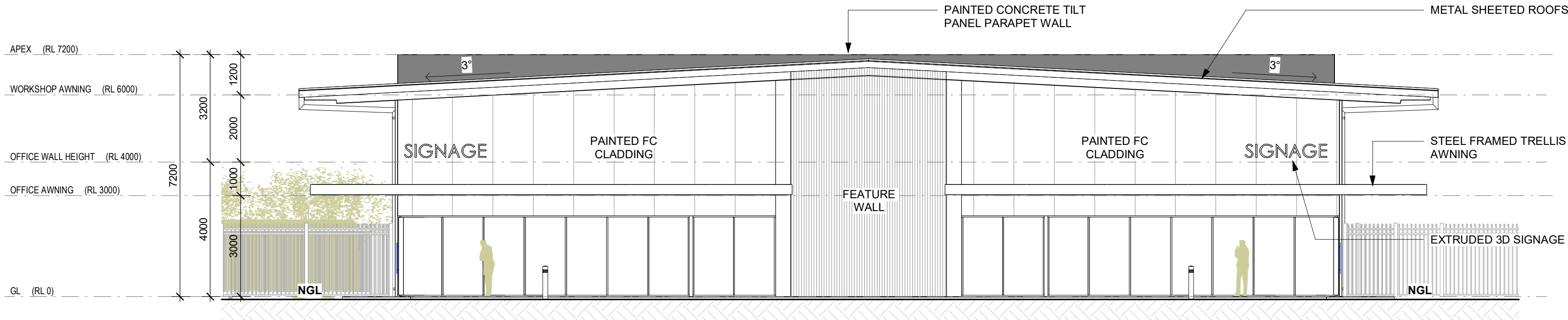
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DRAWN BY: LN SCALE: 1 : 100

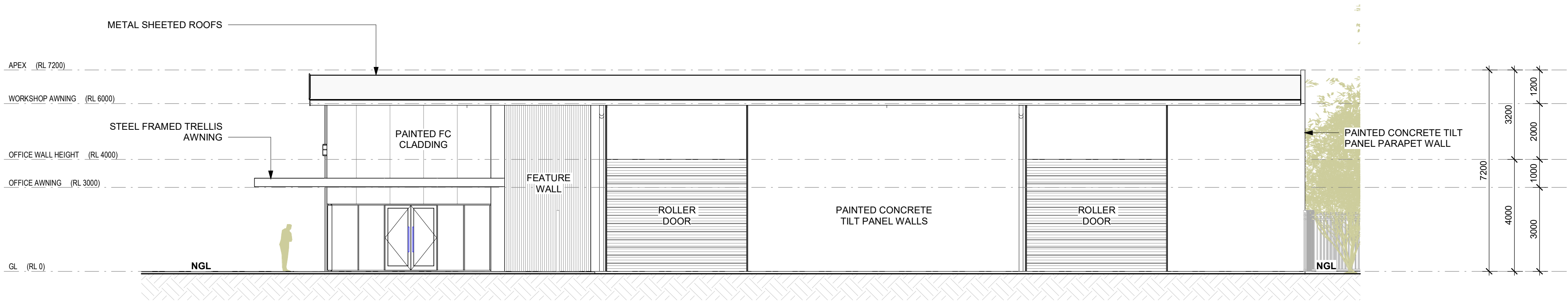
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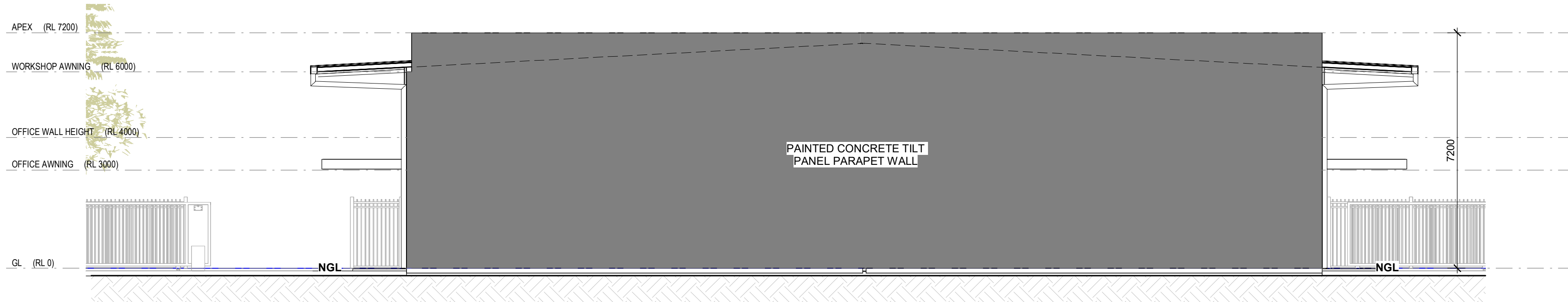
LOT 03 SIDE ELEVATION
1 : 100



LOT 03 & 04 FRONT ELEVATION
1 : 100



LOT 04 SIDE ELEVATION
1 : 100



LOT 03 & 04 REAR ELEVATION
1 : 100

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scale 0 1 2 3 5 m

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PROJECT STATUS
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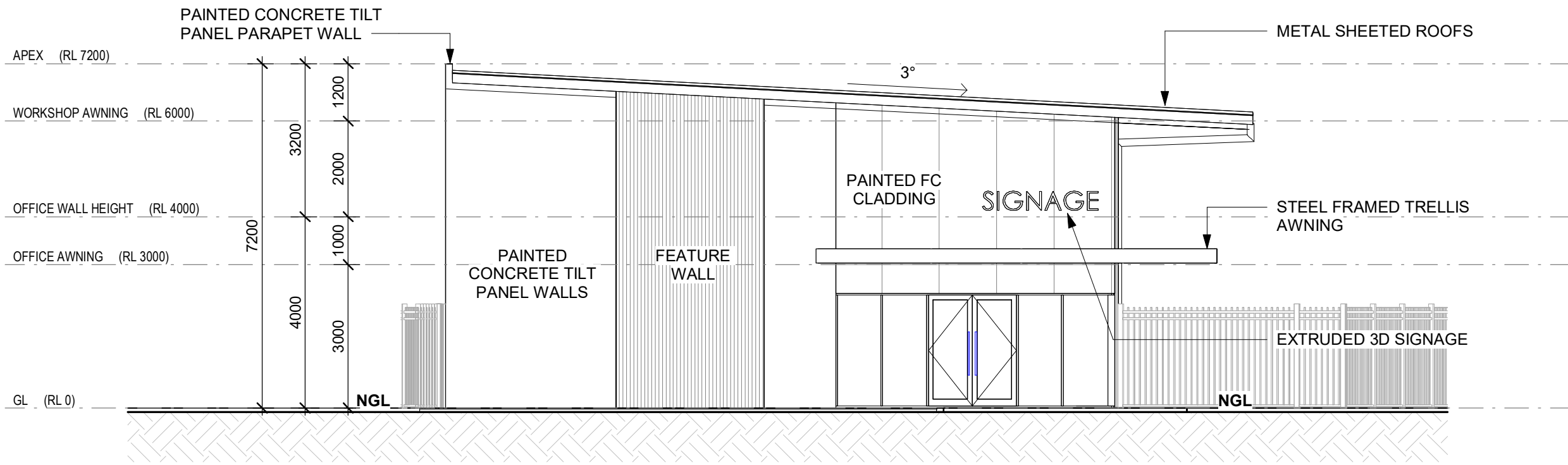
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LOT 03 & 04 ELEVATIONS

PROJECT NUMBER: TBA

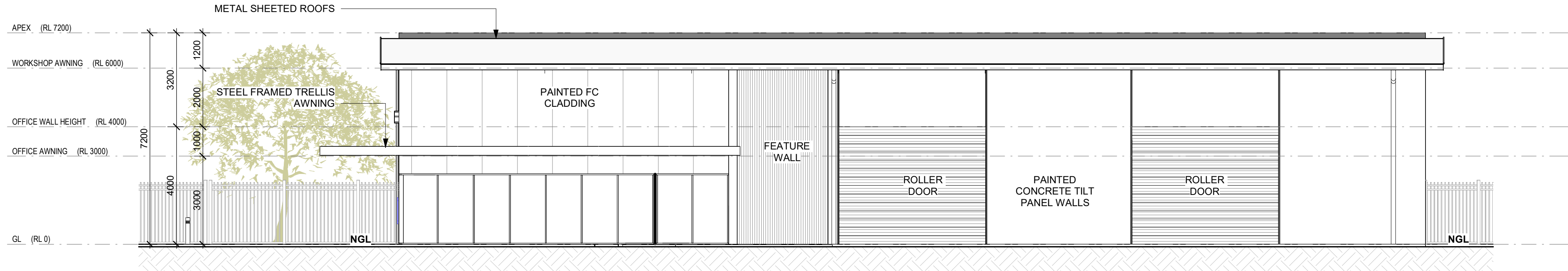
CHECKED BY: TD DATE: 30/10/2024

DRAWN BY: LN SCALE: 1 : 100

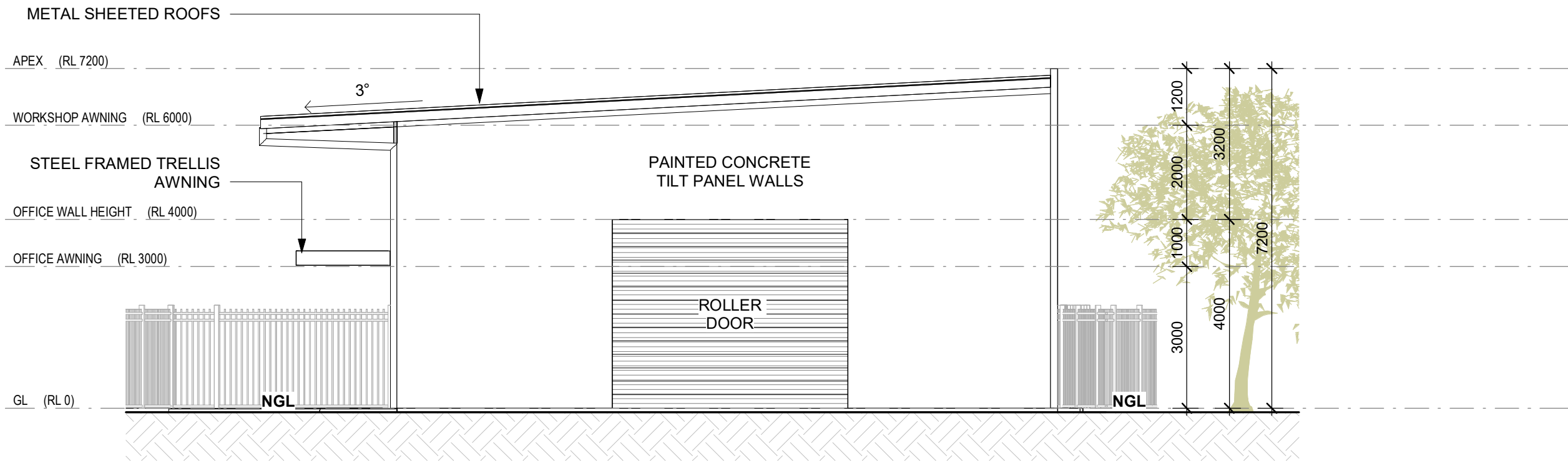
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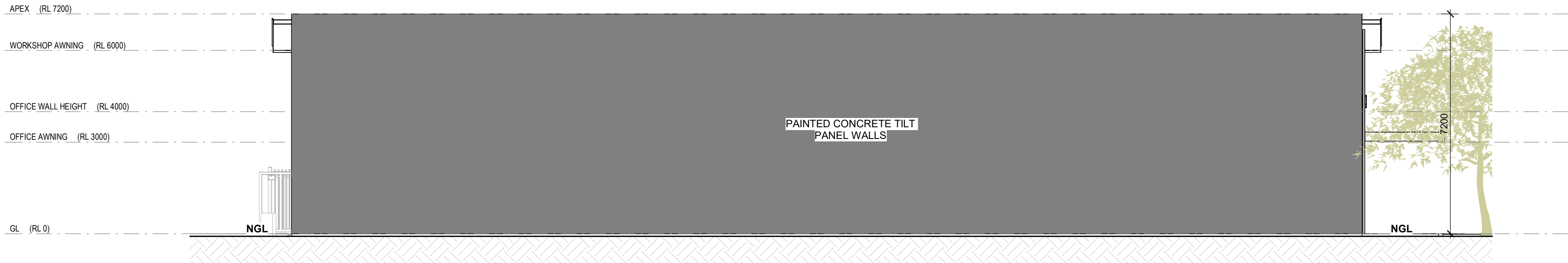
LOT 15 FRONT ELEVATION
1 : 100



LOT 15 SIDE ELEVATION A
1 : 100



LOT 15 SIDE ELEVATION B
1 : 100

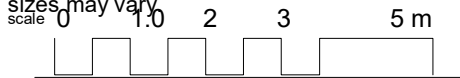


LOT 15 REAR ELEVATION
1 : 100

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NO.

A

DESCRIPTION

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DATE

28.10.2024

CLIENT NAME:

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PROJECT STATUS

CONCEPT DESIGN / DA

PROJECT NAME:

TOWNSVILLE NEW WAREHOUSE AND OFFICES

SHEET NAME:

LOT 15 ELEVATIONS

PROJECT NUMBER:

TBA

CHECKED BY:

TD

DATE:

30/10/2024

DRAWN BY:

LN

SCALE:

1 : 100

SHEET NUMBER:

A302

APPENDIX E

Industrial Demand Advice prepared by Colliers International Townsville

brazier motti



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Main: +61 7 4722 2444
Mobile: +1 408 061 040
Email: todd.walsh@colliers.com
colliers.com.au



Colliers International Townsville Pty Limited
ABN: 59 080 731 915

29 July 2024

Toprise Australia Pty Ltd
C/- Col Harkness
PO Box 1064
Townsville QLD 4810

Dear Col,

GTT INDUSTRIAL ESTATE – EDITH STREET, CLUDEN

We write to highlight the increasing buyer demand for smaller industrial lots in the GTT estate.

Recently, we have observed a significant shift of large-scale industrial companies moving to the southern side of Townsville, specifically in the industrial suburbs of Cluden, Stuart and Roseneath. These companies, which have traditionally operated in the northern industrial areas of Bohle and Mount St John, are now capitalising on the superior infrastructure specific to the southern side of Townsville such as enhanced heavy vehicle transport routes, rail connectivity and convenient access to the Port of Townsville. This shift is of particular benefit to industries related to transport and mining. This transition is in addition to an emergence of new government backed industries looking to establish themselves in the area.

This influx of large-scale industrial activity has, in turn, created a heightened demand for smaller industrial lots in the southern part of Townsville. This demand is driven by smaller businesses that provide essential services and supplies to the larger operators now based in the area. These large industrial users who have traditionally been located on the northern side of Townsville were supported by numerous smaller businesses conveniently located in the neighbouring industrial suburb of Garbutt. Similar smaller-scale operations are needed on the southern side of Townsville however, critically, the availability of such smaller industrial lots is currently insufficient to meet this emerging demand.

Specifically, the market is seeking lots ranging from 1,000sq.m to 1,500sq.m. These lots are ideally suited for the construction of buildings between 300sq.m and 500sq.m. Furthermore, the establishment of these smaller industrial businesses could play a crucial role in further attracting larger industries to the southern side of Townsville, thus creating industrial growth in the area.

I hope this information proves helpful. Should you have any questions or require further details, please feel free to contact me.

Yours faithfully,

Colliers (Townsville)

A handwritten signature in black ink, appearing to read "Todd", followed by a long, sweeping horizontal stroke.

Todd Walsh

Senior Executive - Commercial / Industrial