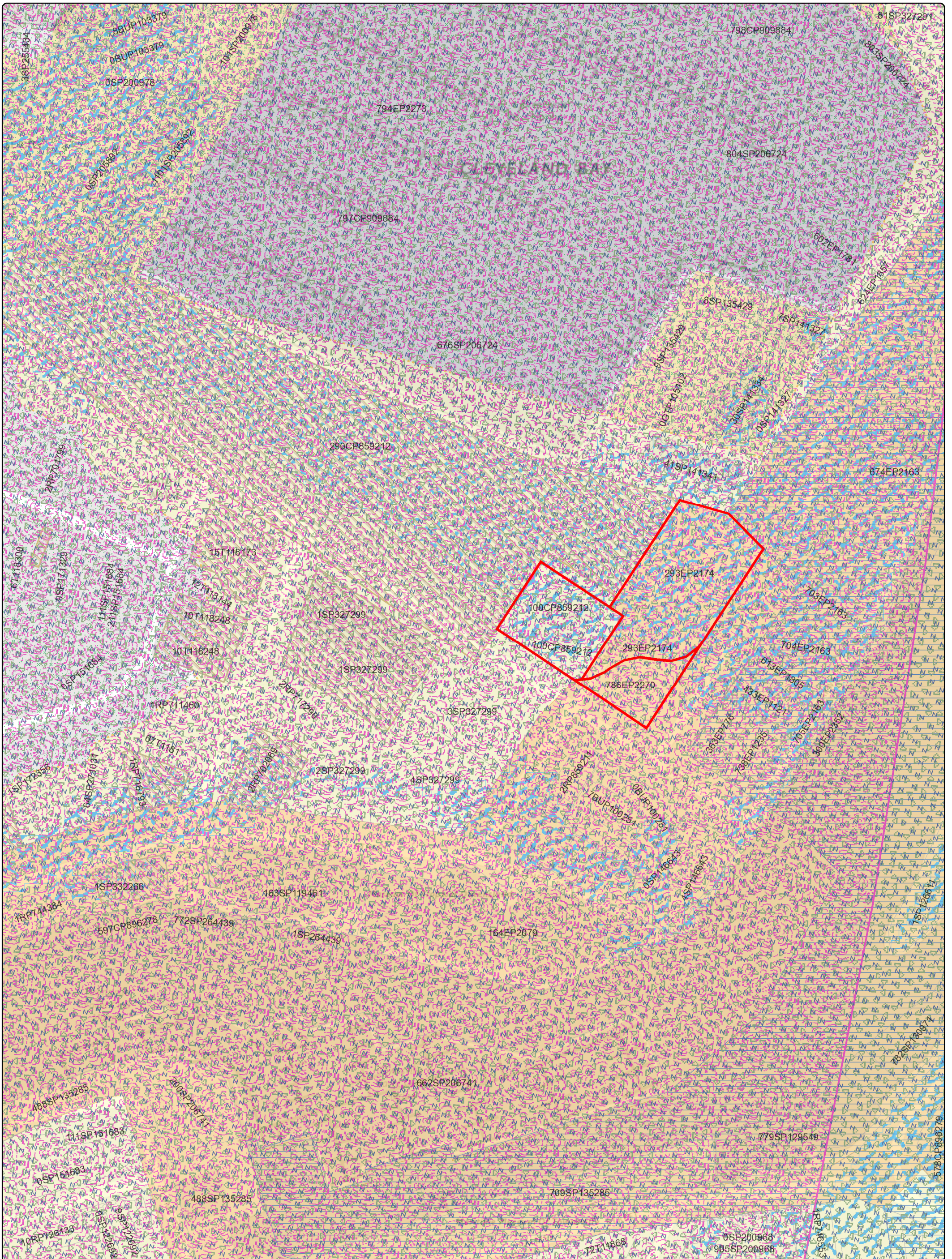


Legal & Regulatory Approvals Supporting Documents

State Planning Policy Mapping

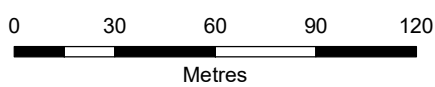


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State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure



Date: 04/05/2023


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Legend

Drawn Polygon Layer

Override 1

Cadastral

 Cadastral


Wildlife hazard buffer zone

 3km


 8km

 13km


Lighting area buffer 6km

 Lighting area buffer 6km

Aviation facility


 Location

 Building restricted area - Zone A


 Building restricted area - Zone A/B

 Building restricted area - Area of interest


State heritage place

 State heritage place


Priority ports

 Priority ports


Medium storm tide inundation area

 Medium storm tide inundation area


Priority development area

 Priority development area

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

 Flood hazard area - Level 1 - Queensland floodplain assessment overlay


Flood hazard area - local government flood mapping area


 Flood hazard area - local government flood mapping area

Height restriction zone 90m

 Height restriction zone 90m


Townsville priority port precincts


 Environmental management

 Infrastructure and supply chain corridors

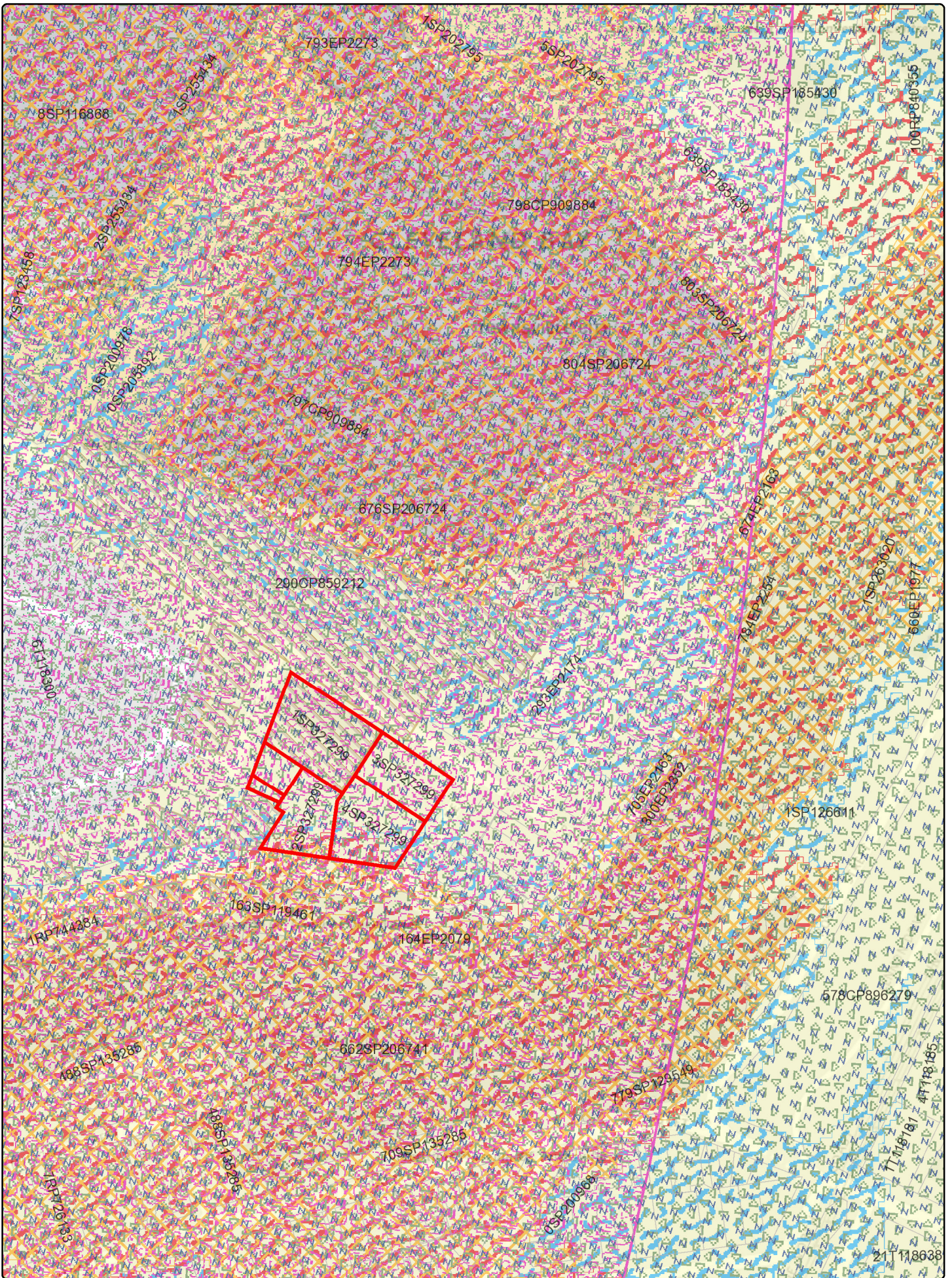
 Interface

 Marine

 Marine infrastructure

 Marine services and recreation

 Port industry and commerce



State Planning Policy

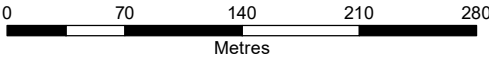
Making or amending a local planning instrument
and designating land for community infrastructure

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Legend

Drawn Polygon Layer

Override 1


Cadastre (5k)

 Cadastre (5k)


Wildlife hazard buffer zone

 3km


 8km

 13km


Lighting area buffer 6km

 Lighting area buffer 6km

Aviation facility


 Location

 Building restricted area - Zone A

 Building restricted area - Zone A/B

 Building restricted area - Area of interest


State heritage place

 State heritage place


Erosion prone area

 Erosion prone area


High storm tide inundation area

 High storm tide inundation area


Medium storm tide inundation area

 Medium storm tide inundation area

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

 Flood hazard area - Level 1 - Queensland floodplain assessment overlay

Flood hazard area - local government flood mapping area

 Flood hazard area - local government flood mapping area

Height restriction zone 90m

 Height restriction zone 90m



Queensland Government

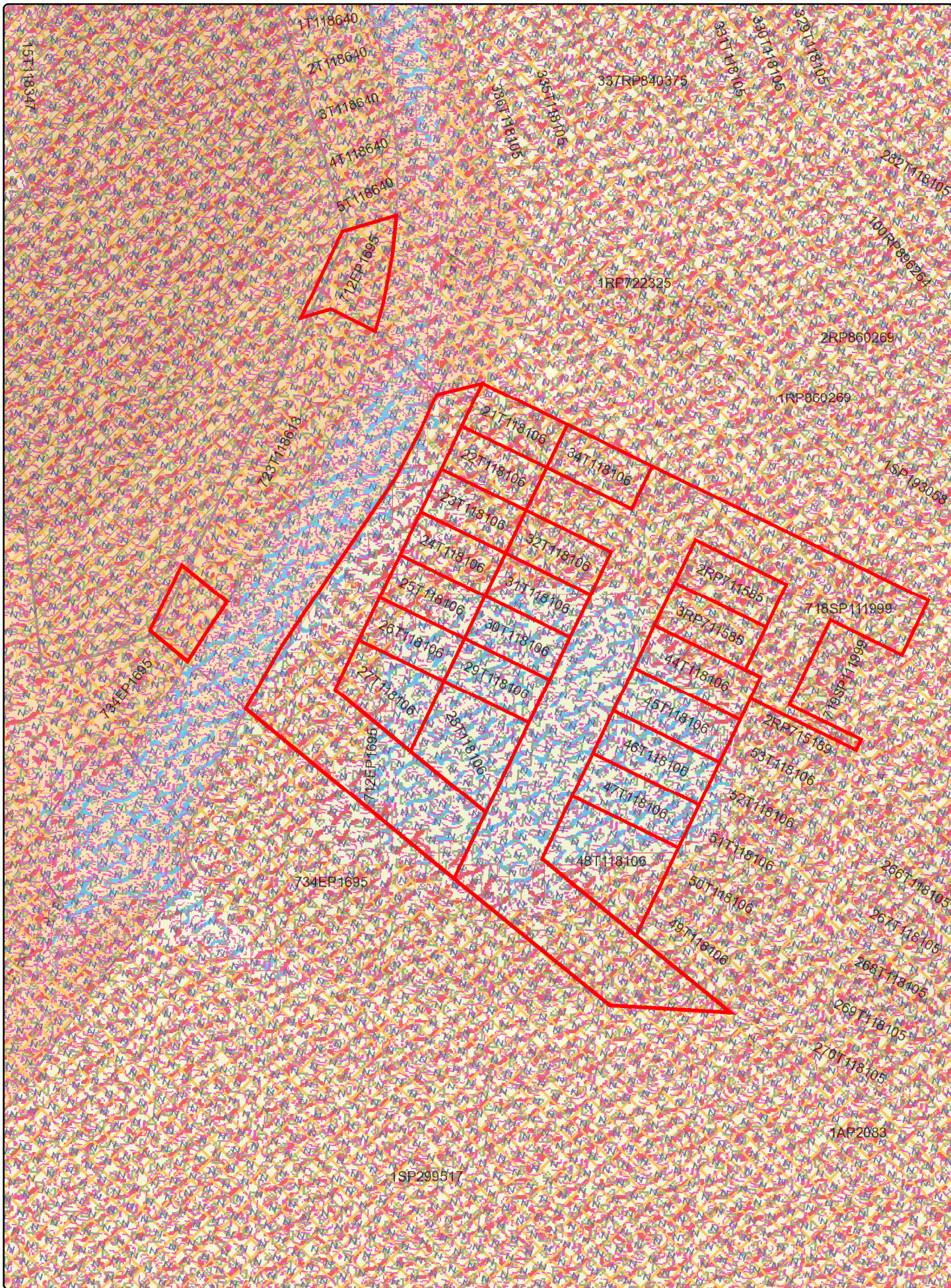
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Date: 04/05/2023

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State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Date: 04/05/2023



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0 30 60 90 120
Metres

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Legend

Drawn Polygon Layer

Override 1

Cadastre

 Cadastre


Wildlife hazard buffer zone

 3km

 8km

 13km

Lighting area buffer 6km


 Lighting area buffer 6km

Aviation facility


 Location

 Building restricted area - Zone A

 Building restricted area - Zone A/B

 Building restricted area - Area of interest


Coastal management district

 Coastal management district


Erosion prone area

 Erosion prone area

High storm tide inundation area

 High storm tide inundation area


Medium storm tide inundation area

 Medium storm tide inundation area


State-controlled road

 State-controlled road


Priority development area

 Priority development area

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

 Flood hazard area - Level 1 - Queensland floodplain assessment overlay

Flood hazard area - local government flood mapping area

 Flood hazard area - local government flood mapping area

Height restriction zone 90m

 Height restriction zone 90m



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State Assessment and Referral Agency Mapping

State Assessment and Referral Agency

Date: 05/05/2023

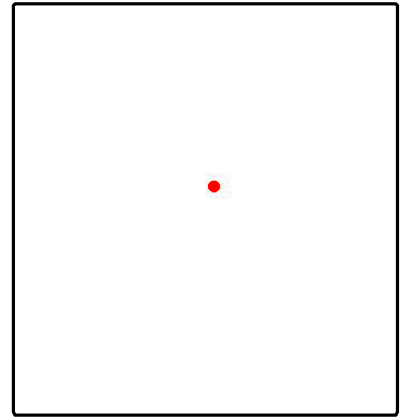


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Matters of Interest for all selected Lot Plans

Queensland heritage place

Coastal area - medium storm tide inundation area

Townsville priority port precincts

Matters of Interest by Lot Plan

Lot Plan: 293EP2174 (Area: 6153 m²)

Queensland heritage place

Coastal area - medium storm tide inundation area

Townsville priority port precincts

Lot Plan: 786EP2270 (Area: 1625 m²)

Coastal area - medium storm tide inundation area

Lot Plan: 100CP859212 (Area: 3108 m²)

Queensland heritage place

Coastal area - medium storm tide inundation area



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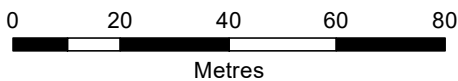


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Legend

- Queensland heritage place
-  Queensland heritage place



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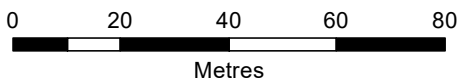
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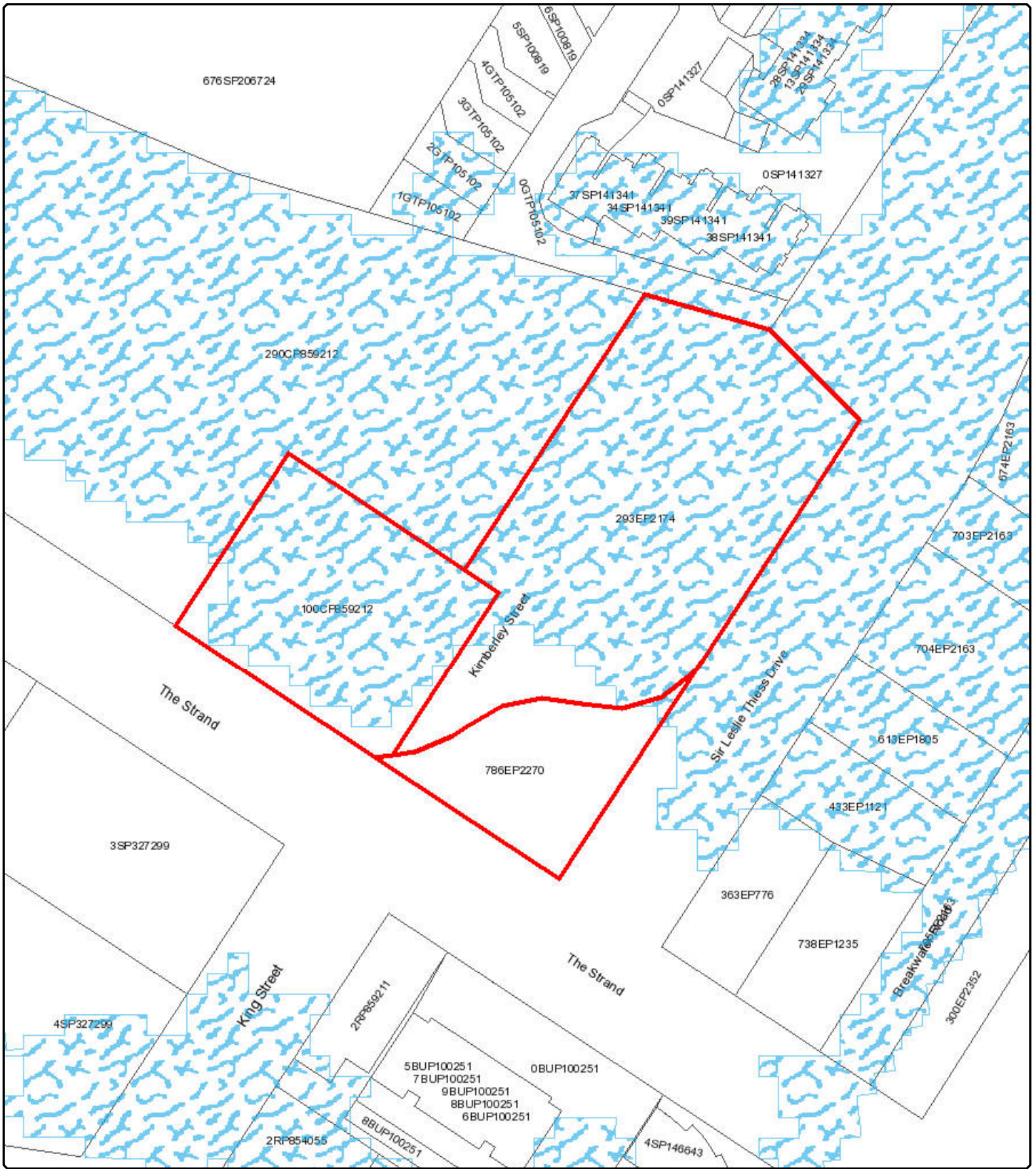
Legend

Townsville priority port precincts

- Environmental management
- Infrastructure and supply chain corridors
- Interface
- Marine
- Marine infrastructure
- Marine services and recreation

Port industry and commerce

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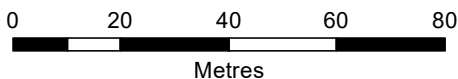
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Legend

Coastal area - medium storm tide inundation area

 Coastal area - medium storm tide inundation area



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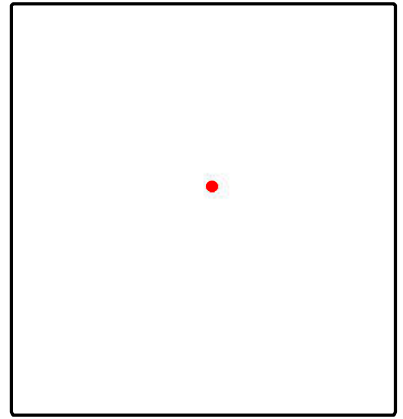


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Matters of Interest for all selected Lot Plans

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Queensland heritage place

Matters of Interest by Lot Plan

Lot Plan: 1SP327299 (Area: 5453 m²)
Queensland heritage place

Lot Plan: 3SP327299 (Area: 3153 m²)

Lot Plan: 2RP717290 (Area: 1042 m²)
Queensland heritage place

Lot Plan: 1RP702069 (Area: 304 m²)
Queensland heritage place

Lot Plan: 2RP702069 (Area: 1113 m²)
Queensland heritage place
Coastal area - medium storm tide inundation area

Lot Plan: 2RP701585 (Area: 197 m²)
Queensland heritage place
Coastal area - medium storm tide inundation area

Lot Plan: 1RP711511 (Area: 162 m²)
Queensland heritage place
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area

Lot Plan: 2SP327299 (Area: 3211 m²)
Queensland heritage place
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area

Lot Plan: 4SP327299 (Area: 4108 m²)
Coastal area - erosion prone area

State Assessment and Referral Agency

Date: 06/06/2023

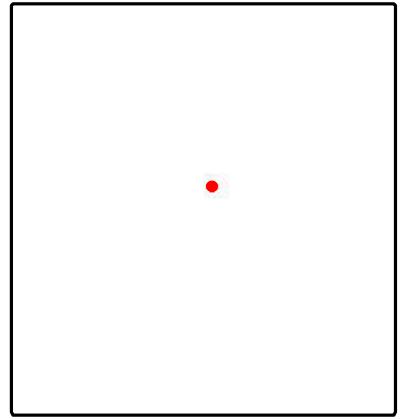


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Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area



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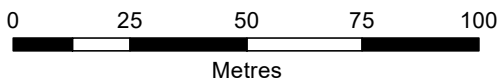


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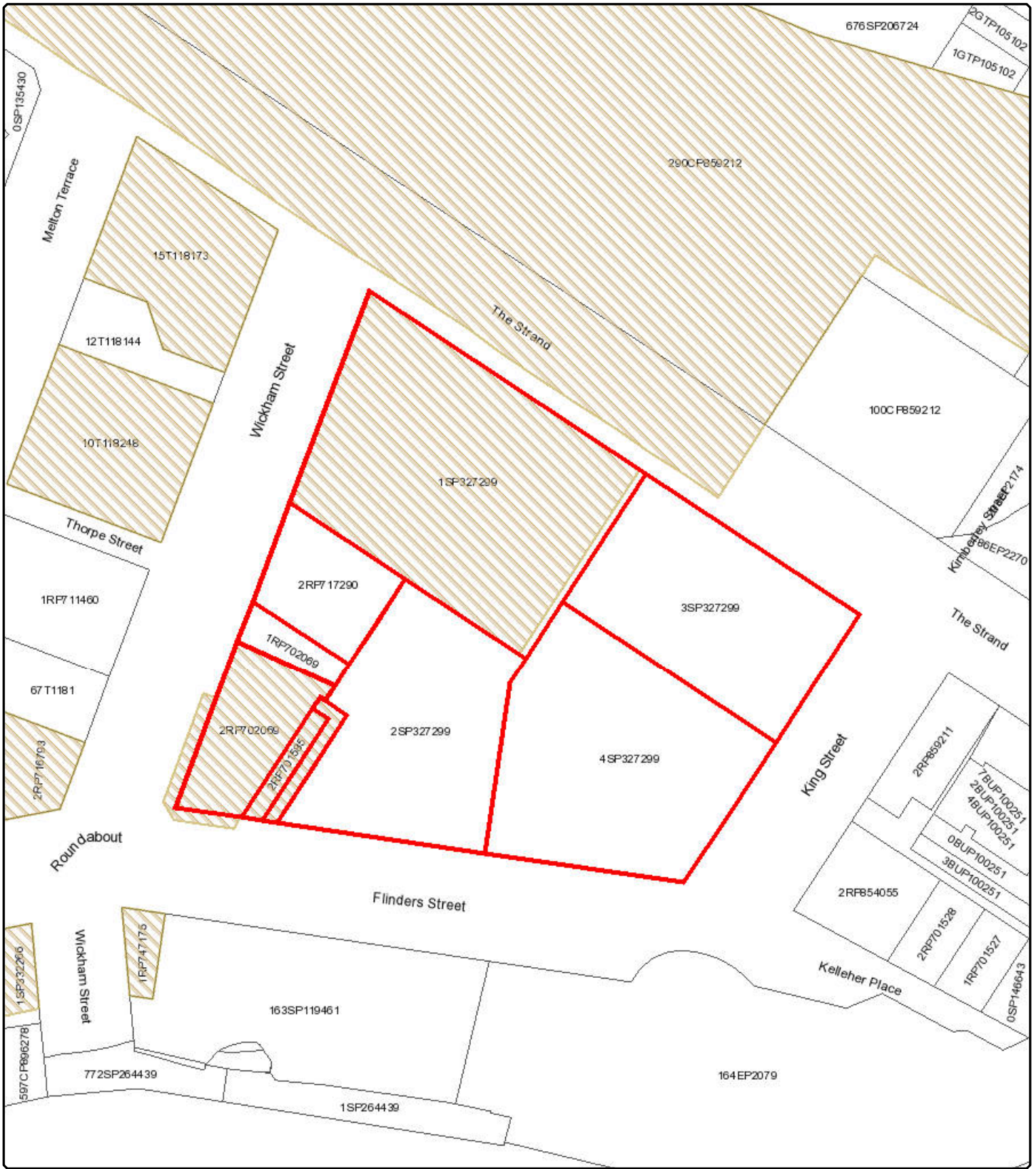
Legend

- Coastal area - high storm tide inundation area
-  Coastal area - high storm tide inundation area



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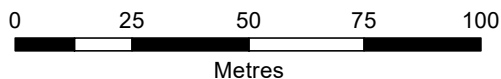


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Legend

- Queensland heritage place
-  Queensland heritage place



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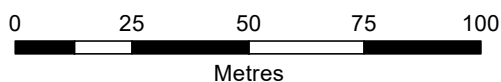
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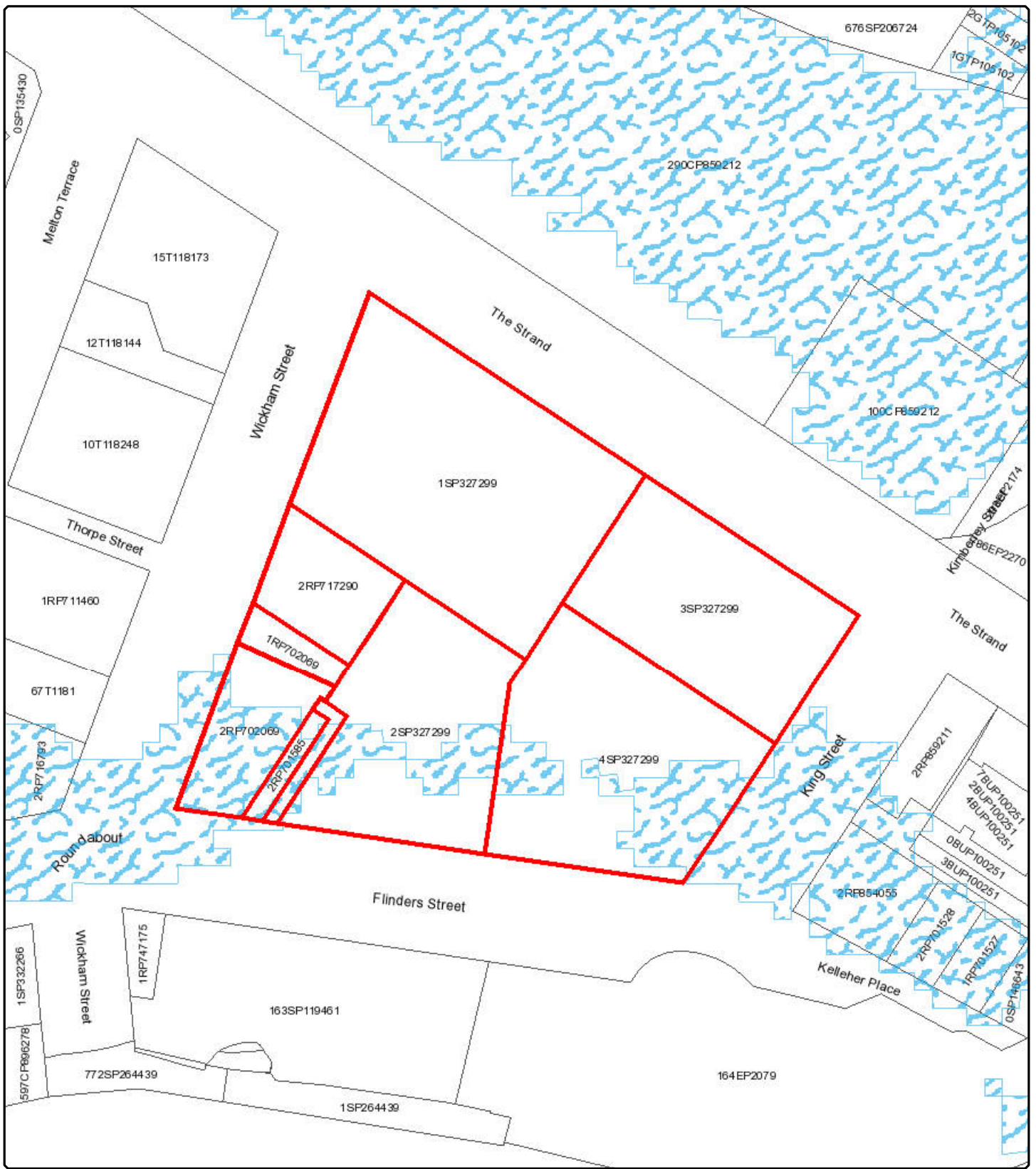
Coastal area - erosion prone area

 Coastal area - erosion prone area



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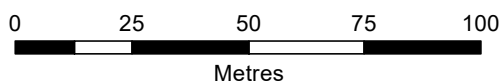
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Legend

Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area



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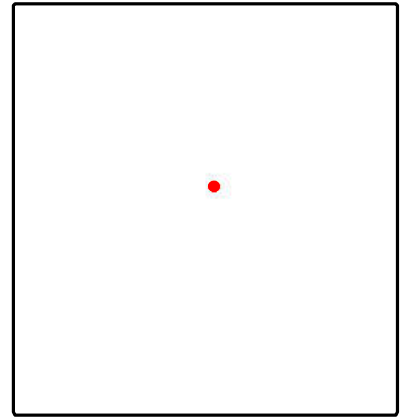


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Matters of Interest for all selected Lot Plans

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Coastal management district
State-controlled road
Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 712EP1695 (Area: 8000 m²)

Coastal management district
Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
State-controlled road
Area within 25m of a State-controlled road

Lot Plan: 21T118106 (Area: 809 m²)

Coastal area - erosion prone area
Coastal area - high storm tide inundation area
Area within 25m of a State-controlled road

Lot Plan: 22T118106 (Area: 809 m²)

Coastal area - erosion prone area
Coastal area - high storm tide inundation area
Area within 25m of a State-controlled road

Lot Plan: 23T118106 (Area: 809 m²)

Coastal area - erosion prone area
Coastal area - high storm tide inundation area
Area within 25m of a State-controlled road

Lot Plan: 24T118106 (Area: 809 m²)

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Area within 25m of a State-controlled road

Lot Plan: 25T118106 (Area: 809 m²)

Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area

State Assessment and Referral Agency

Date: 05/05/2023

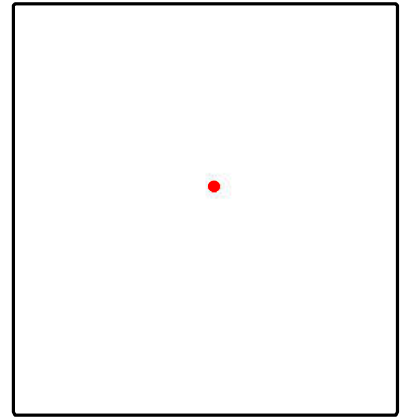


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...Continued from previous page

Area within 25m of a State-controlled road

Lot Plan: 26T118106 (Area: 809 m²)

*Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area
Area within 25m of a State-controlled road*

Lot Plan: 27T118106 (Area: 1136 m²)

*Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area*

Lot Plan: 34T118106 (Area: 809 m²)

*Coastal area - erosion prone area
Coastal area - high storm tide inundation area*

Lot Plan: 718SP111999 (Area: 12640 m²)

*Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area*

Lot Plan: 32T118106 (Area: 809 m²)

*Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area*

Lot Plan: 31T118106 (Area: 809 m²)

*Coastal area - erosion prone area
Coastal area - medium storm tide inundation area
Coastal area - high storm tide inundation area*

Lot Plan: 30T118106 (Area: 809 m²)

Coastal area - medium storm tide inundation area

Lot Plan: 29T118106 (Area: 809 m²)

Coastal area - medium storm tide inundation area

Lot Plan: 28T118106 (Area: 1518 m²)

Coastal area - medium storm tide inundation area

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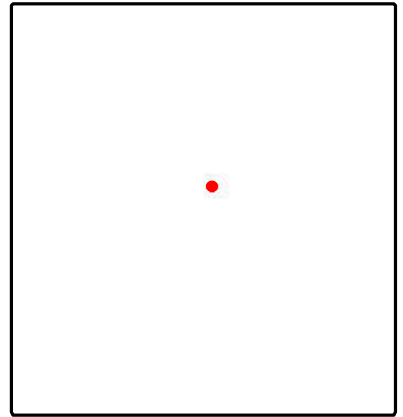


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...Continued from previous page

Lot Plan: 734EP1695 (Area: 10800 m²)

Coastal management district

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

State-controlled road

Area within 25m of a State-controlled road

Lot Plan: 2RP711585 (Area: 865 m²)

Coastal area - erosion prone area

Coastal area - high storm tide inundation area

Lot Plan: 3RP711585 (Area: 865 m²)

Coastal area - erosion prone area

Coastal area - high storm tide inundation area

Lot Plan: 44T118106 (Area: 1012 m²)

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Lot Plan: 45T118106 (Area: 1012 m²)

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area

Lot Plan: 46T118106 (Area: 1012 m²)

Coastal area - medium storm tide inundation area

Lot Plan: 47T118106 (Area: 1012 m²)

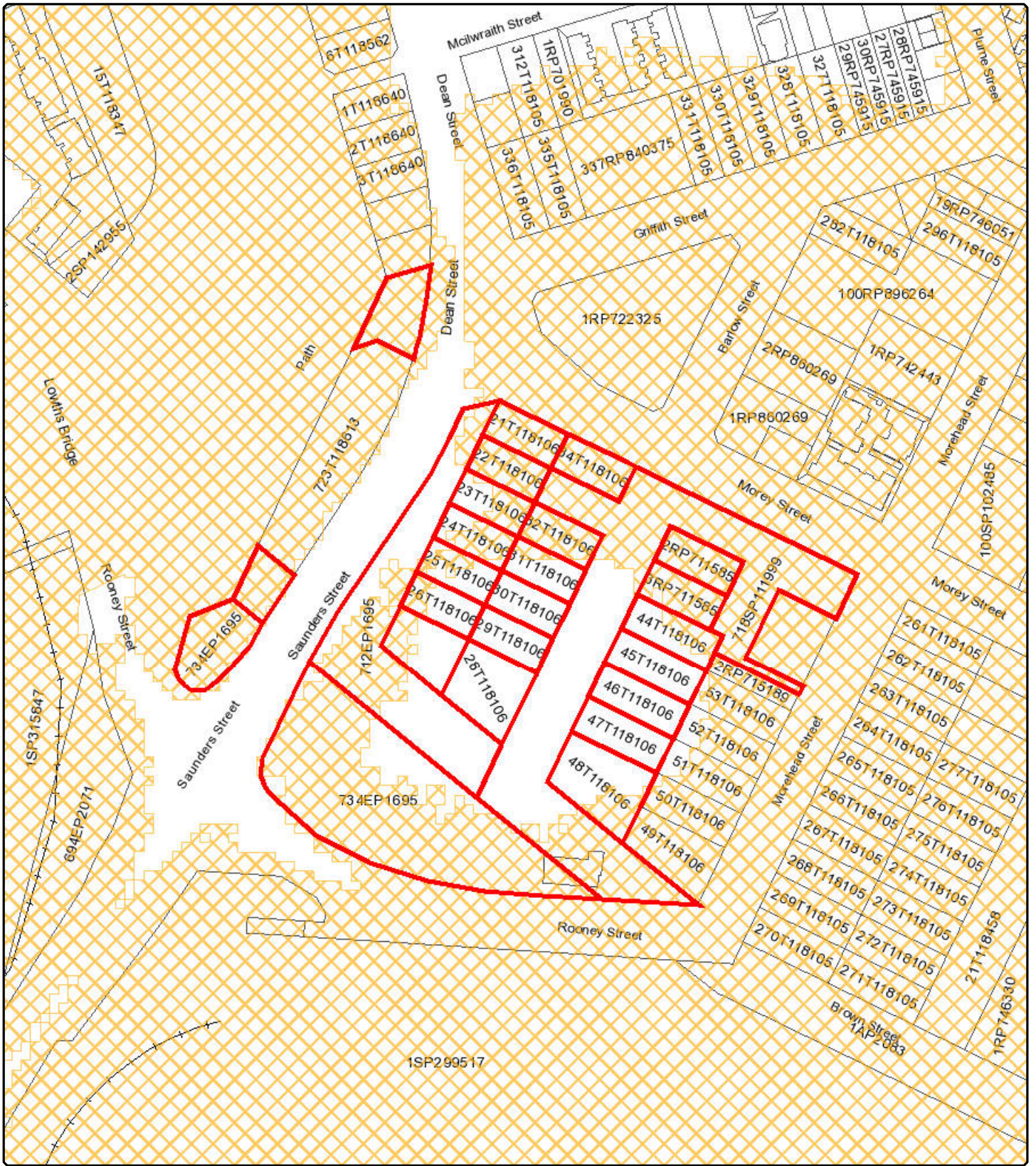
Coastal area - medium storm tide inundation area

Lot Plan: 48T118106 (Area: 1781 m²)

Coastal area - erosion prone area

Coastal area - medium storm tide inundation area

Coastal area - high storm tide inundation area



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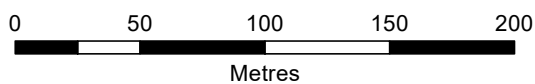
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Legend

Coastal area - erosion prone area



Coastal area - erosion prone area



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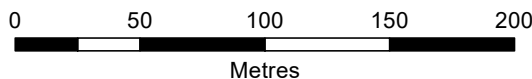


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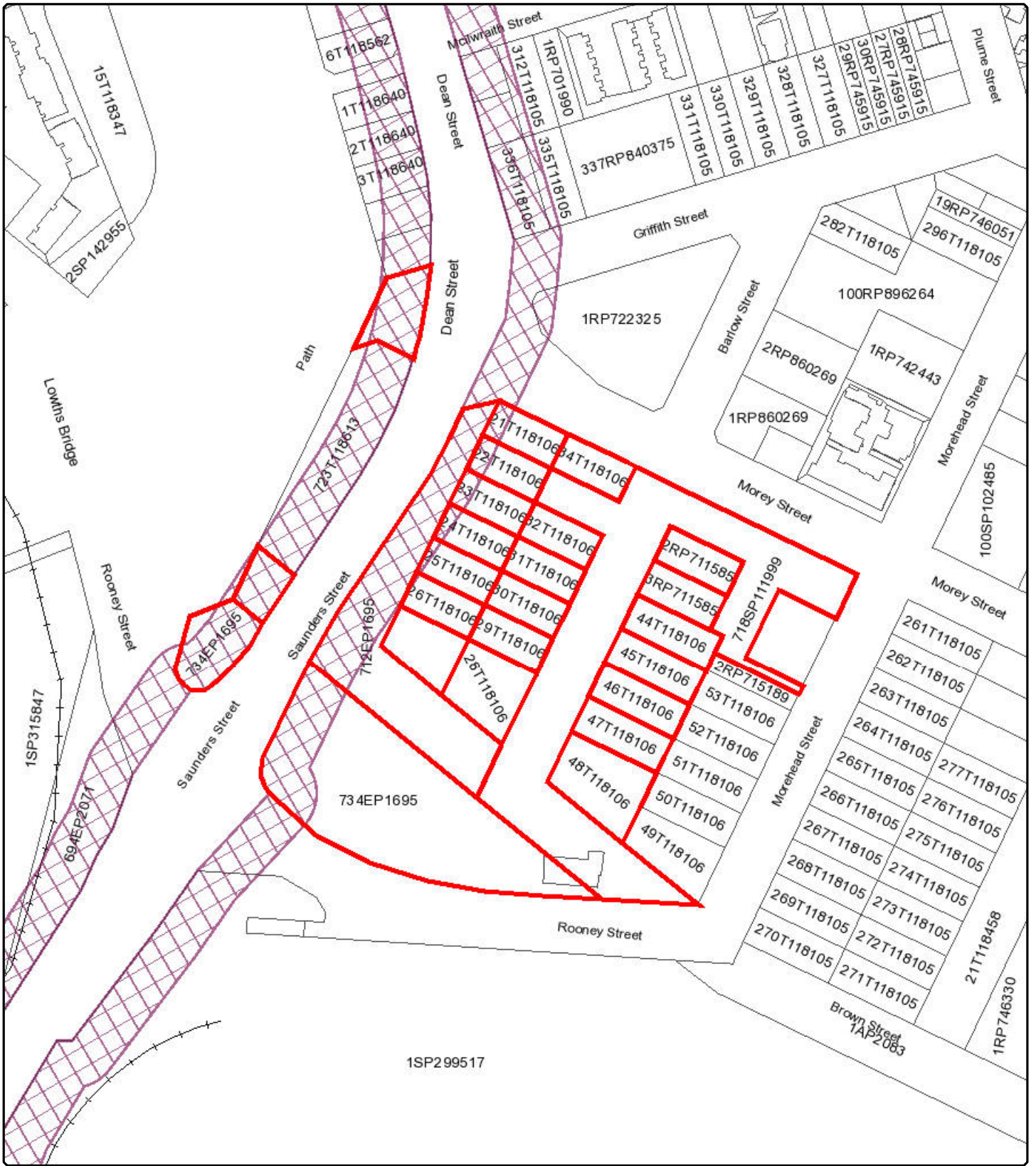
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Legend

- Coastal area - high storm tide inundation area
-  Coastal area - high storm tide inundation area



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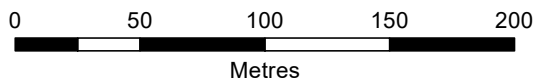


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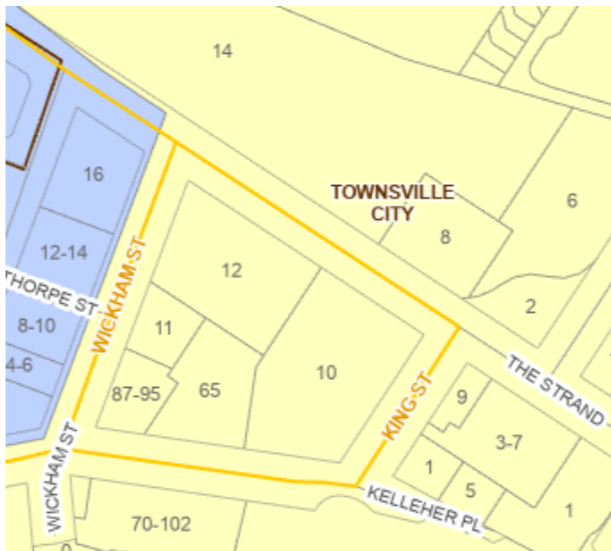
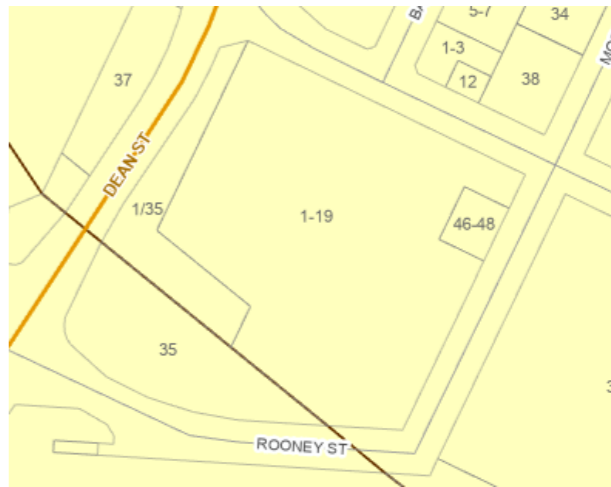
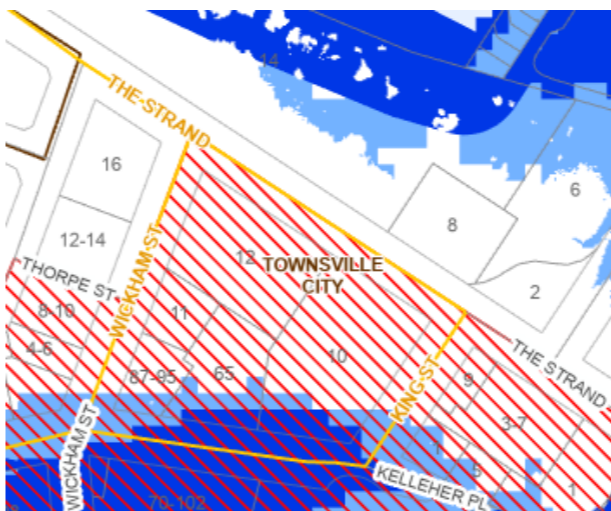
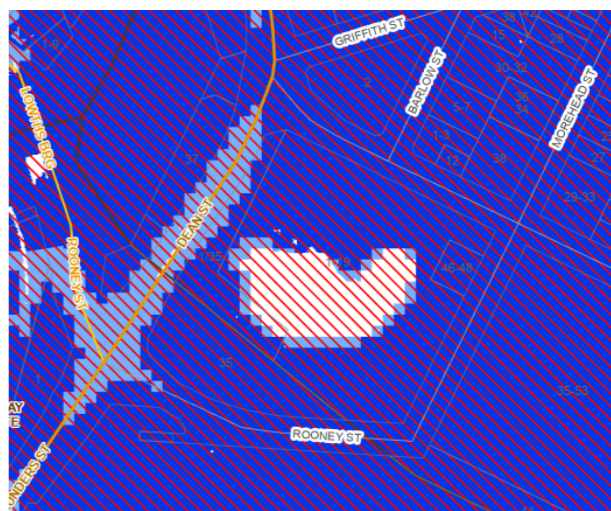
Legend

- Area within 25m of a State-controlled road
-  Area within 25m of a State-controlled road

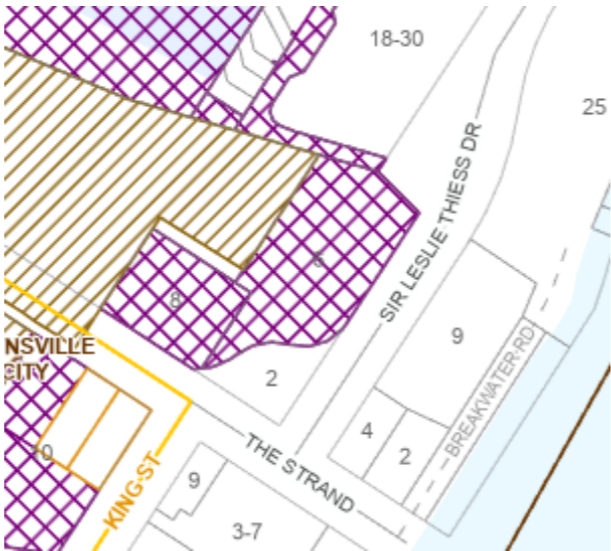
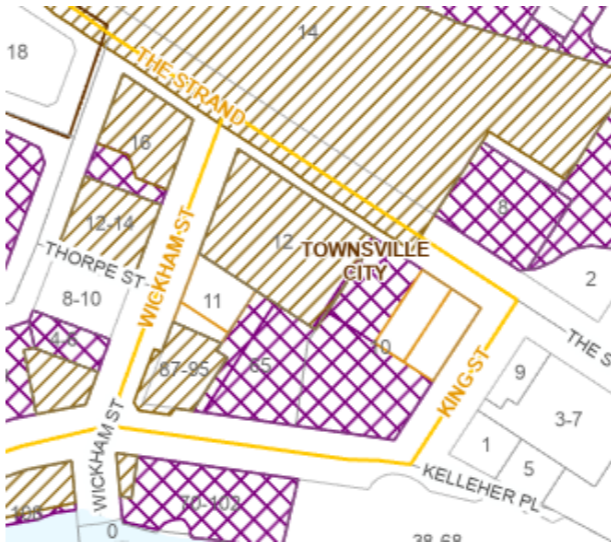
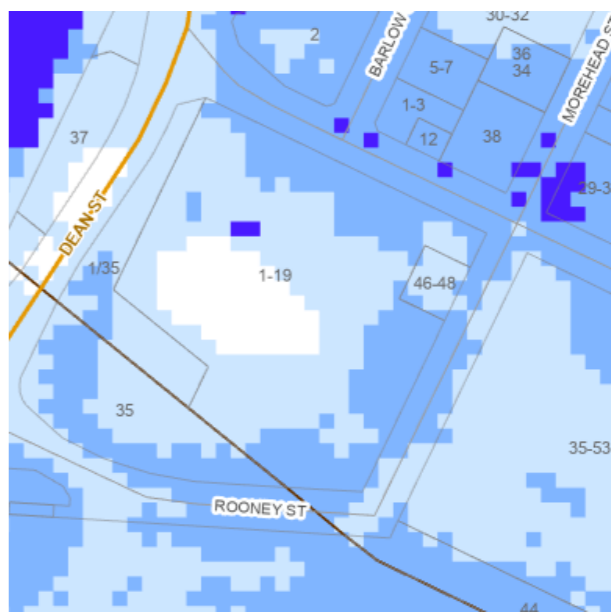


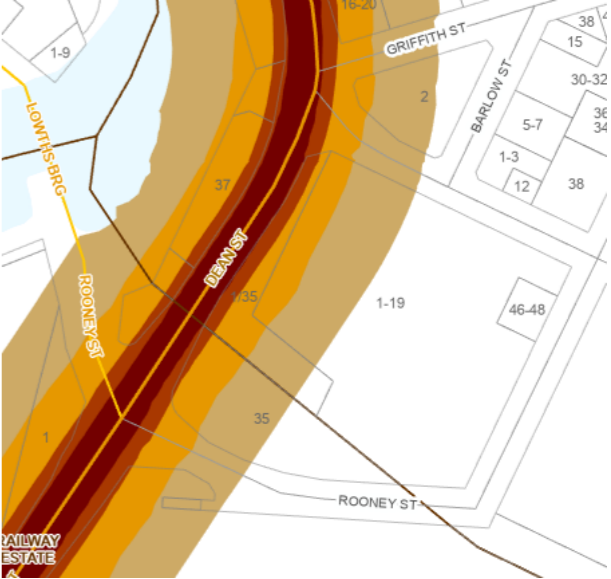
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City Plan Overlay Mapping

Overlay	The Strand ¹	The Hive	Dean Street
Airport environs	 <p>Operational airspace, 90m structures Wildlife hazard buffer zones and public safety areas, Runway separation distance – 8km Light intensity, Airport light intensity – 6km radius</p>	 <p>Operational airspace, 90m structures Wildlife hazard buffer zones and public safety areas, Runway separation distance – 8km Light intensity, Airport light intensity – 6km radius</p>	 <p>Operational airspace, 90m structures Wildlife hazard buffer zones and public safety areas, Runway separation distance – 8km Light intensity, Airport light intensity – 6km radius</p>
Coastal environment	N/A	 <p>Inner city area Storm tide inundation – medium hazard area Storm tide inundation – high hazard area</p>	 <p>Inner city area Storm tide inundation – medium hazard area Storm tide inundation – high hazard area</p>

¹ Lot 100 on CP859212 only. Lot 293 on RP2174 and Lot 786 on EP2270 are in the Townsville Waterfront PDA, and therefore the City Plan is not applicable to the assessment of development on these lots.

Overlay	The Strand ¹	The Hive	Dean Street
Cultural heritage	 <p>Areas adjoining heritage</p>	 <p>State heritage Local heritage Areas adjoining heritage</p>	N/A
Flood hazard	N/A	N/A	 <p>Flood hazard, High hazard area, Medium hazard area, Low hazard area</p>

Overlay	The Strand ¹	The Hive	Dean Street
Infrastructure noise	N/A	N/A	 <p data-bbox="2148 821 2778 877">Infrastructure road noise corridor, Category 1, Category 2, Category 3</p>