

24 March 2026

Our Reference: NP25.249
IC.MH

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

Application for Material Change of Use – Community Use (Tunnellers Tribute) located at 9 Goldtower Street, Queenton and formally identified as (Part) Lot 1 on SP326358

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

The application seeks a Development Permit for Material Change of Use – Community Use (Tunnellers Tribute) located at 9 Goldtower Street, Queenton and formally identified as (Part) Lot 1 on SP326358.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$1,875. Payment will be issued on receipt of lodgement.

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

Yours faithfully,



Meredith Hutton

DIRECTOR
Northpoint Planning

Encl. Development Application

Development Application

Material Change of Use – Community Use (Tunnellers Tribute)



Northpoint
Planning

9 Goldtower Street, Queenton
Part of Lot 1 on SP326358

24 March 2026
Reference: NP25.249

Client: Goldtower Properties

Project: 9 Goldtower Street, Queenton

Date: 24 March 2026



Project Reference: NP25.249

Contact: Meredith Hutton

Prepared by: Meredith Hutton – Northpoint Planning

Document Verification

Revision		Author	Reviewer
1	Draft	I.C	M.H
2	Final draft	I.C	M.H
3	Final	M.H	

Approval			
Author Signature		Approver Signature	
Name	I. Cooper	Name	M. Hutton
Title	Student Planner	Title	Principal Planner

Northpoint Planning

ABN 52 352 159 357

E hello@northpointplanning.com.au

W www.northpointplanning.com.au

Disclaimer: Northpoint Planning retains copyright and ownership of the contents of this document, including all tables, plans, drawings, figures and other work produced by Northpoint Planning. Unless expressly approved by Northpoint Planning, this document may not be reproduced in full or in part, except for the client and for the purpose for which it was created.

This report is commissioned by and prepared for the exclusive use of the Client and is subject to and issued in accordance with the agreement between the Client and Northpoint Planning. Northpoint Planning is not responsible and will not be liable to any other person or organisation for or in relation to any matter dealt within this report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this report.



Table of Contents

1.0	EXECUTIVE SUMMARY.....	4
2.0	SITE AND SURROUNDING ENVIRONMENT.....	6
2.1.	SUBJECT SITE AND SURROUNDS.....	6
3.0	PROPOSED DEVELOPMENT.....	7
3.1.	GENERAL OVERVIEW.....	7
3.2.	PROPOSAL PLANS.....	9
3.3.	USE DEFINITION.....	10
3.4.	ACCESS AND PARKING.....	10
3.5.	INFRASTRUCTURE SERVICES.....	10
3.6.	STORMWATER DRAINAGE.....	10
3.7.	LANDSCAPING.....	11
4.0	LEGISLATIVE FRAMEWORK.....	12
4.1.	STATE PLANNING POLICY.....	12
4.2.	NORTH QUEENSLAND REGIONAL PLAN.....	12
4.3.	STATE DEVELOPMENT AND ASSESSMENT PROVISIONS.....	12
4.4.	LOCAL PLANNING INSTRUMENT.....	12
4.5.	ASSESSMENT BENCHMARKS.....	12
5.0	STATE DEVELOPMENT ASSESSMENT PROVISIONS.....	13
6.0	PLANNING ASSESSMENT.....	15
6.1.	STRATEGIC FRAMEWORK.....	15
6.2.	GOLDTOWER DEVELOPMENT CODE.....	15
7.0	OTHER RELEVANT MATTERS.....	17
8.0	CONCLUSION AND RECOMMENDATIONS.....	18

Appendices

- Appendix 1: DA Form 1, Title search and Land owner's consent
- Appendix 2: SmartMap and SARA mapping
- Appendix 3: Subject Site and Surrounds
- Appendix 4: Development Plans
- Appendix 5: Landscape Concept Design Report by 02 Landscape Architecture



Tables

Table 1: Application Summary

Table 2: Proposal Plans

Figures

Figure 1: Site Location

Figure 2: Proposed Site Layout

Figure 3: Proposed Picnic Shelter

Figure 4: Proposed Gallery Tunnel (North-East Perspective)



1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Material Change of Use – Community Use (Tunnellers Tribute).

The subject site is located on part of an allotment, formally identified as Lot 1 on SP326358, located at 9 Goldtower Street, Queenton. Specifically, the subject site comprises an approximate 500m² parcel to the western property corner, setback approximately 3m from the New Queen Road frontage.

The site is located within the Goldtower Development Area. Accordingly, the land is subject to assessment against the Goldtower Development Plan in accordance with MC15/181.

The proposed development involves the construction of a public memorial honouring the Australian soldiers who served as tunnellers within World War I. The memorial will incorporate interpretive features, such as educational signage, graphics and interactive story-telling exhibitions, allowing visitors to learn about and pay respect to those who risked their lives to defend the nation. Whilst the proposal serves as a tribute to all Australian tunnellers, numerous areas will be solely dedicated to those from the Charters Towers Region, maintaining Goldtower's ongoing aim of honouring the history and community of the region.

The proposed development incorporates a picnic shelter and immersive tunnel to the north-western boundary of the site, with a Woodward gallery tunnel proposed to the south-western portion of the site. Extensive commemorative landscaping is provided throughout the development, upholding the high level of visual amenity and character established within the Goldtower Development Area. Each structure has been intentionally designed with symbolic features reflective of the roles, experiences and sacrifices of those who served.

Pedestrian access to the proposed memorial is provided to the east of the subject site, with this access point appropriately distinguished via an entrance portal resembling a three-dimensional tunnel. Interpretive trail paving is provided throughout the site, facilitating improved navigability and accessibility. Five existing parking spaces adjoining the north-eastern boundary of the subject site will be utilised as dedicated vehicle parking for visitors.

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

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

Table 1: Application Summary

Application Summary	
Address	9 Goldtower Street, Queenton
Real Property Description	Lot 1 on SP326358
Area of Lot	16,460m ²
Area of Subject Site	~500m ²
Applicant	Goldtower Properties
Purpose of Proposal	Community Use – Tunnellers Tribute
Type of Application	Material Change of Use



Application Summary	
Category of Assessment	Impact
SARA Mapping	<ul style="list-style-type: none">▪ Water resource planning area boundaries▪ State-controlled road▪ Railway corridor▪ Area within 25m of a State-controlled road▪ Area within 25m of a railway corridor
Referral Agencies	<ul style="list-style-type: none">▪ Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (a) – Development within 25m of a State-controlled transport corridor
Public Notification	Required



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is situated on part of Lot 1 on SP326358, comprising a total area of 16,460m² located at 9 Goldtower Street, Queenton. Specifically, the subject site comprises an approximate 500m² vacant parcel to the western property corner, setback approximately 3m from the New Queen Road frontage. The property is currently utilised for commercial purposes, being improved by two retail/commercial buildings and associated parking and hardstand areas, and forms part of the wider Goldtower Development Area.

The subject site maintains frontage to New Queen Road to the north-west and Goldtower Street to the south-east, noting that New Queen Road is identified as a State-controlled road corridor. Access to the site is facilitated via existing crossover to the Goldtower Street and New Queen Road frontages. Easement E on SP326358 traverses the eastern property boundary for shared access purposes. The Mount Isa Railway Line is located approximately 22m to the south-east of the site.

A retaining wall traverses the full extent of the New Queen Road frontage. The topography of the site gradually slopes downwards towards the west, with the site comprising mapped contours between 294m AHD and 299m AHD.

The immediate surrounding locality comprises a mix of commercial and industrial uses associated with the Goldtower Development Area, alongside community uses and heavily vegetated vacant allotments. The wider locality includes the Charters Towers CBD to the south-east, and the Charters Towers Airport and Charters Towers Racecourse to the north.

The subject site is not affected by any overlays identified within the Charters Towers Regional Town Plan (the planning scheme).

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

Figure 1: Site Location



Source: Qld Globe



3.0 Proposed Development

3.1. General Overview

The proposed development involves the construction of a public memorial honouring the Australian soldiers who served as tunnellers within World War I, encompassing an area of approximately 500m². The memorial incorporates interpretive features, such as educational signage, graphics and interactive story-telling exhibitions, to provide visitors with the opportunity to learn about and pay respect to the individuals who risked their lives in conflict. The memorial will be available for public access and is intended to be utilised as a gathering place during remembrance events.

Numerous symbolic structures are provided throughout the proposed development, guiding visitors to develop a deep emotional understanding of the the tunneller's experiences during the war. Key structures include a Woodward gallery tunnel and immersive tunnel, which focus on telling the stories and experiences of tunnellers whilst replicating the physical environment the soldiers were exposed to, alongside a shaded picnic shelter serving as a rest area and place of reflection. Extensive landscaping is provided throughout the proposed development.

The proposal maintains the high level of visual amenity and character established within the Goldtower Development Area. Specifically, the proposed development involves the following:

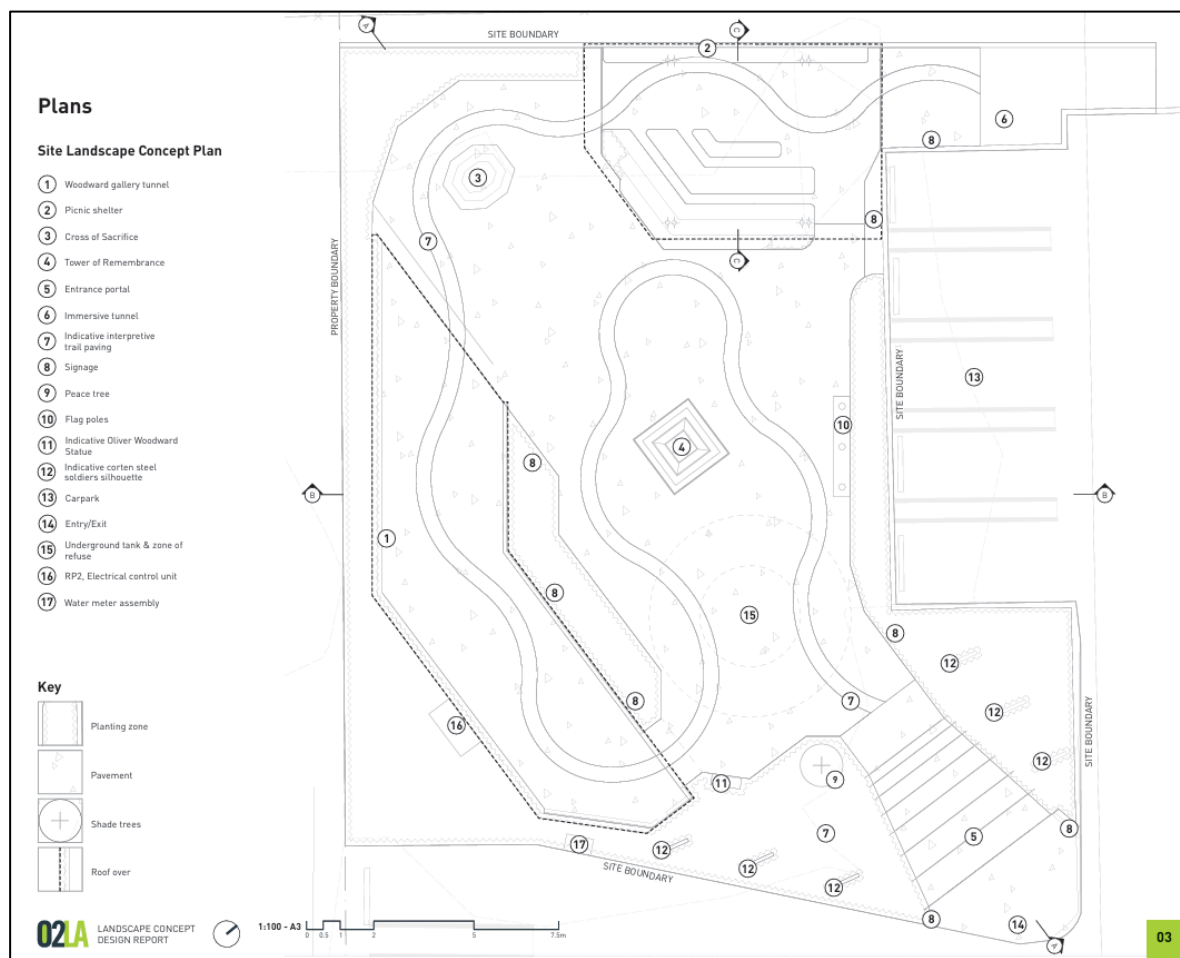
- Construction of a public memorial to the western property corner, comprising an area of approximately 500m².
- Inclusion of a shaded picnic shelter to the north-west of the identified memorial area, serving both as a rest area and place of reflection.
- Proposed picnic shelter comprising a total height of approximately 4m, involving a gable roof profile with 2-degree pitch.
- Perforated screen of varying transparency provided to the New Queen Road façade of the proposed picnic shelter, facilitating natural ventilation whilst providing buffering from the highway.
- Construction of a Woodward Gallery Tunnel to the south-west of the proposed memorial.
- Proposed gallery tunnel to incorporate interpretive panels, historical imagery and narrative elements such as interactive audio exhibitions.
- Gallery tunnel to incorporate design features reflective of WW1 tunnels and environment, including textured stone walls and perforated ceilings depicting battle scenes.
- Proposed gallery tunnel comprising a total height of approximately 4m, involving a skillion roof profile with 5-degree pitch.
- Construction of an immersive tunnel to the northern corner of the proposed memorial, built to historical dimensions.
- Immersive tunnel to reference the catacombs of Hill 63, incorporating bronze soldier figures, duckboards and other elements reflective of the character of wartime tunnels.
- The proposed immersive tunnel seeks to provide an interactive experience, incorporating interpretive displays and story-telling elements.
- Tower of remembrance, located centrally within the subject site and comprising a total height of 6 metres.
- Cross of sacrifice, located to the western corner of the memorial and comprising an overall height of 8m
- Dedicated pedestrian access point provided to the eastern corner of the proposed memorial.



- Proposed pedestrian access point marked by an entrance portal reflective of a three-dimensional tunnel, comprising of steel and timber.
- Proposed entrance portal comprising an overall height of 4m.
- Provision of interpretive trail paving throughout the site, connecting key features and providing improved navigability and accessibility.
- Utilisation of five existing parking spaces to the north-east of the memorial for dedicated visitor parking.
- No new or altered vehicle access required as part of the proposed development
- Extensive landscaping incorporated throughout the proposed development, contributing to a cohesive commemorative space (refer **Appendix 5**).

The proposed development is illustrated in Figure 2, 3 & 4 below.

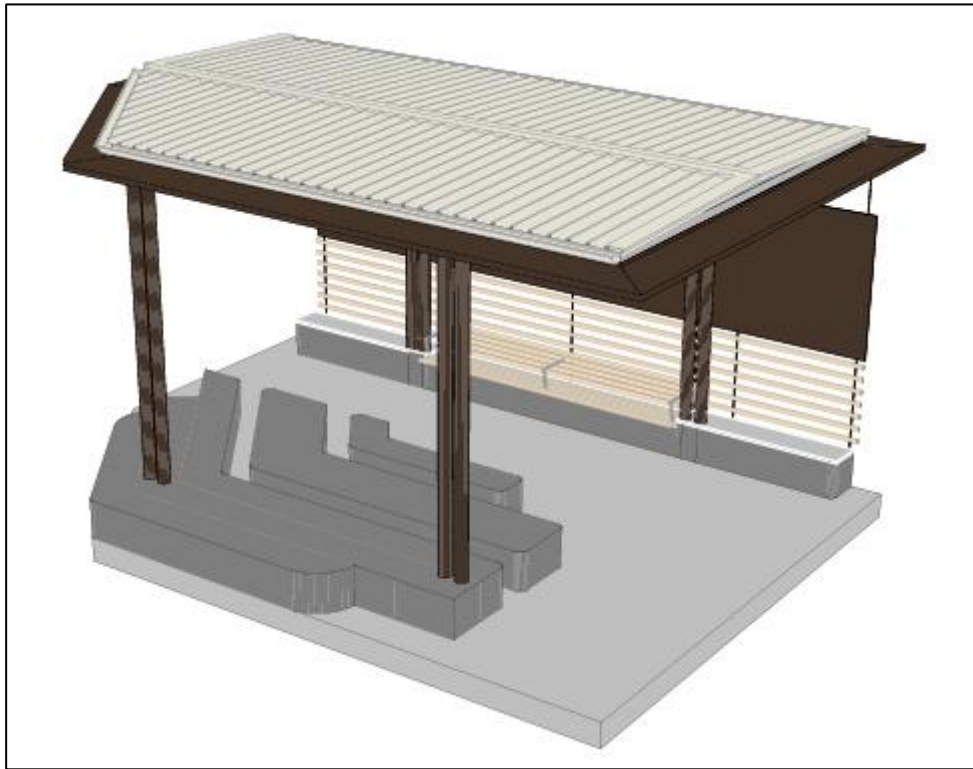
Figure 2: Proposed Site Layout



Source: 02 Landscape Architecture

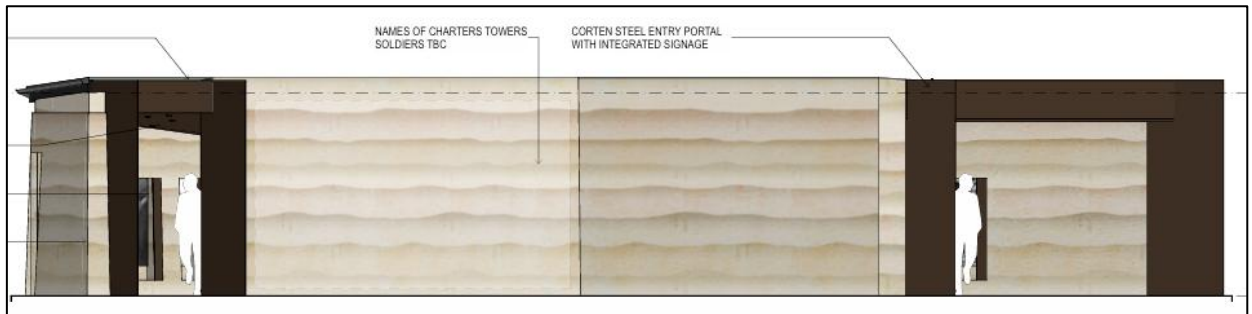


Figure 3: Proposed Picnic Shelter



Source: WallaceBrice Architecture

Figure 4: Proposed Gallery Tunnel (North-East Perspective)



Source: WallaceBrice Architecture

3.2. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2, prepared by WallaceBrice Architecture (refer **Appendix 4**).

Additionally, the proposed development is further detailed in the associated reports listed below and appended as referenced.



Table 2 – Proposal Plans

Plan title	Number	Issue	Date
Ground Floor & Roof Plan	250901/PD/A_2101	01	28.09.2023
Memorial Elevations	250901/PD/A_3001	01	05.08.2025
Shelter Elevations	250901/PD/A_3002	01	28.09.2023
Associated Reports			
Landscape Concept Design Report prepared by 02 Landscape Architecture, Reference 725_SD_LR001_WIP, dated 10 March 2026			

3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined a Community use. A Community use is defined as *the use of premises for –*

- (a) *providing artistic, social or cultural facilities or community services to the public; or*
- (b) *preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).*

3.4. Access and Parking

In accordance with the relevant assessment benchmarks, the prescribed parking rate for a Community use is 1 space per 2 employees, including volunteers, plus 1 space per 50m² gross floor area (GFA). Given the proposed development does not require employees and does not provide for any gross floor area, no vehicle parking spaces associated with the proposed use is required.

Despite the absence of nominated parking requirements, five existing parking spaces adjoining the north-eastern boundary of the subject site have been dedicated for use in association with the proposed development. It is considered that the provision of these parking spaces appropriately accommodates anticipated public visitations associated with the proposed development, mitigating adverse parking impacts on the wider Goldtower Development Area.

Access to the proposed development and parking area is facilitated via existing access arrangements servicing the property, with no new or altered access arrangements required to service the proposal. Given the proposal provides for a public memorial only, it is considered that the proposed development will not result in adverse impacts on the established traffic regime of the immediate locality.

3.5. Infrastructure Services

The proposed development is provisioned with suitable connection to Council’s reticulated water network, primarily for irrigation purposes. Specifically, a water metre assembly point is provided to the south-east boundary of the identified subject site. It is considered that these servicing arrangements are suitable in servicing the proposed development

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

3.6. Stormwater Drainage

The proposed development and associated structures have been suitably designed to maintain the existing drainage pattern of the site. The proposal retains the existing topography of the subject site.



Stormwater within the site will continue to convey to a lawful point of discharge. It is considered that the proposed development will not result in worsening stormwater impacts on the adjoining state-controlled road corridor.

3.7. Landscaping

Extensive landscaping is incorporated throughout the proposed development, providing for improved visual amenity and contributing to the establishment of a cohesive commemorative landscape. Refer to **Appendix 5** for additional information regarding proposed landscaping and specific flora species.

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



4.0 Legislative Framework

4.1. State Planning Policy

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

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

4.2. North Queensland Regional Plan

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

4.3. State Development and Assessment Provisions

In accordance with Schedule 10 of the *Planning Regulation 2017*, referral of the development application is required given the subject site is located within proximity to a State transport corridor. The relevant referral trigger is identified as:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Development within 25m of a State-controlled transport corridor.

Assessment against the relevant benchmarks is provided in Section 5.

4.4. Local Planning Instrument

Charters Towers Regional Council is nominated as assessment manager for this development application. In accordance with Preliminary Approval MC15/181, the Goldtower Development Plan varies the effect of the Charters Towers Regional Plan pursuant to section 242 of the *Sustainable Planning Act 2009*.

Accordingly, the proposed development requires an impact assessable development application assessed against the Goldtower Development Plan.

4.5. Assessment Benchmarks

Pursuant to Table 5.3 of the Goldtower Development Plan the proposal requires impact assessment and is therefore assessable against the strategic framework of the Goldtower Development Plan. Accordingly, the relevant assessment benchmarks are identified as:

- Strategic framework.
- Goldtower development code.

Assessment against the relevant benchmarks is provided within Section 6.



5.0 State Development Assessment Provisions

5.1. State Code 1: Development in a State-controlled road environment

The purpose of State Code 1 is to *protect the safety, function and efficiency of state-controlled roads, future state-controlled roads, road transport infrastructure, active transport infrastructure and public passenger services on state-controlled roads from adverse impacts of development. The code is intended to protect the safety of people using, and living or working near, state-controlled roads.*

Specifically, this code seeks to ensure development:

- (1) *does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road;*
- (2) *does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure;*
- (3) *does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads;*
- (4) *does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure;*
- (5) *does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure;*
- (6) *maintains or improves access to public passenger transport infrastructure or active transport infrastructure;*
- (7) *does not adversely impact the state's ability to operate public passenger services on state-controlled roads;*
- (8) *protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads*

Response

The proposed development is considered to comply with the purpose of State Code 1. The proposal provides for a public memorial only and does not result in new or changed access to a State-controlled road. The proposed development is wholly contained within the subject site and does not involve any physical alterations within the adjoining State-controlled road. The proposal will continue to convey stormwater to a lawful point of discharge and will not result in worsened stormwater impacts on the New Queen Road corridor.

The proposed memorial is not sited in proximity to a State-controlled road intersection. The proposal retains the functionality, safety and traffic regime of the State-controlled road network, with minimal to no vehicle traffic movement increases anticipated as part of the proposal. Built form associated with the proposed development is setback approximately 3m from the road frontage, with a verge width of 14m between the subject site and formed corridor of New Queen Road providing for additional buffering between the proposal and state-controlled road corridor. The proposed development does not provide for pedestrian access points in proximity to the New Queen Road Corridor.

Given the proposed development provides for a public memorial only, does not result in new or altered access to a State-controlled road and is suitably buffered and designed to ensure the safety of both road users and pedestrians, further assessment against State Code 1 is not considered necessary.



5.2. State Code 2: Development in a State-controlled Road Environment

The purpose of State Code 2 is to *protect railway corridors, future railway corridors, rail transport infrastructure and other rail infrastructure from adverse impacts of development. The purpose of this code is also to protect the safety of people using, and living and working near, railways.*

Specifically, this code seeks to ensure development:

- (1) *does not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for users of a railway;*
- (2) *does not adversely impact the structural integrity or physical condition of railways, rail transport infrastructure or other rail infrastructure within a railway corridor;*
- (3) *does not compromise the operating performance of railway corridors;*
- (4) *does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors and associated rail transport infrastructure or other rail infrastructure;*
- (5) *does not significantly increase the cost to the state to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors, rail transport infrastructure or other rail infrastructure;*
- (6) *does not compromise pedestrian or cycle access to public passenger transport infrastructure or active transport infrastructure associated with railways;*
- (7) *protects the community from significant adverse impacts resulting from environmental emissions generated by a railway.*

Response

The proposed development is considered to comply with the purpose of State Code 2. The proposed development is wholly contained within the subject site and does not involve any physical alterations within the adjoining rail corridor. The proposed development is situated to the western property corner and is setback in excess of 105m from the railway corridor to the south-east. The proposal provides for a public memorial with interpretative features, symbolic structures and commemorative landscaping, providing for a complementary community use compatible with the established character and built form of the Goldtower Development Area. No built form is proposed in proximity to the railway corridor, with no access to the railway corridor required in association with the proposed development.

Given the siting and nature of the proposed development, further assessment against State Code 2 is not considered necessary.



6.0 Planning Assessment

6.1. Strategic Framework

The strategic framework sets the strategic direction for the Goldtower Development Area and ensures appropriate development occurs within the area.

The strategic framework provides for four themes that collectively represent the intent of the Goldtower Development Plan:

- (i) *Integrated development;*
- (ii) *Built form;*
- (iii) *Access and mobility; and*
- (iv) *Infrastructure services.*

The strategic framework seeks to facilitate integrated development outcomes that support economic activity, community identity and high-quality built form within the Goldtower Development Area. The proposed Tunnellers Tribute directly supports this intent by:

- Providing a community-focused and historical education facility.
- Enhancing the identity of the Goldtower Development Area through recognition of local and national history.
- Contributing to tourism and visitation opportunities within Charters Towers.
- Activating the New Queen Road frontage through a visually engaging and publicly accessible community space.

The proposed development does not introduce competing land uses or activities that would undermine the overall vision of the development area. Rather, it seeks to establish a complementary use compatible with the established commercial and mixed-use character of the development area, providing a public commemorative area honouring local and national figures who served as Tunnellers in WWI.

The proposal is low intensity in nature, constructed to be pedestrian oriented with minimal to no vehicle traffic increase anticipated in association with the proposed development. The inclusion of the proposal further develops a cohesive pedestrian network within the Goldtower Development Area, providing points of interest and reducing vehicle reliance to navigate the development area. The provision of shaded structures and extensive landscaping improves useability and comfort for pedestrians in local climatic conditions, encouraging walkability, safety and practical functionality.

The proposal does not introduce competing land uses or activities that would conflict with surrounding development or the . The public memorial and associated structures is designed to integrate with the established character of the Goldtower Development Area and does not result in visual bulk or built form outcomes inconsistent with the intended character of the locality. The development improves the streetscape presentation to New Queen Road and contributes to a cohesive and activated public realm.

6.2. Goldtower Development Code

The purpose of the Goldtower development code is to *provide for a mixture of development that may include industry and selected business and retail uses. Activities permitted in this area are defined within the level of assessment table.*



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

- a) *the area primarily accommodates a range of generally smaller scale industrial uses that regularly provide goods and services to the general public, and have low levels of potential impacts on surrounding areas;*
- b) *the area also accommodates a mix of business activity groups that are pertinent to the nature of the region;*
- c) *development makes a positive contribution to the public domain, particularly along major roads and near entries; and*
- d) *development avoids significant adverse affects on water quality and the natural environment.*

The proposed development is considered to further the purpose and overall outcomes of the Goldtower development code, particularly given:

- The proposed development provides for a public memorial only and does not result in an adverse increase of operational intensity within the subject site.
- The proposed Tunnellers Tribute provides for an attractive and complementary use which improves the cohesion and amenity of the subject site and wider Goldtower Development area.
- The proposed development contributes to establishing a cohesive pedestrian network within the Goldtower Development Area.
- The proposal delivers a high standard of visual presentation to the New Queen Road frontage, maintaining consistency with the established built form outcomes of the development area and positively contributing to the overall streetscape character.
- The proposed development is consistent with the height and scale of surrounding built-form, providing for seamless integration of the proposed memorial and associated structures within the subject site and wider development area.
- The proposed development is wholly contained within the subject site and does not involve built form or encroachment within a road or rail corridor.
- The proposed development has been suitably designed and setback to maintain the functional integrity of the adjoining State-controlled road corridor and wider traffic network.
- The proposed development does not hinder or alter the operations of established retail and industrial uses within the Goldtower Development Area.
- All existing servicing arrangements for associated with the established operations within the subject site are wholly maintained as part of the proposed development.
- The proposed development provides for suitable visitor parking to mitigate adverse impacts on the traffic and parking regime of the subject site and wider development area.
- The proposal seeks to honour the sacrifices of those from both the Charters Towers region and Australia as a whole who served as Tunnellers in WWI, maintaining the established character and design goals associated with the Goldtower Development Area.

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



7.0 Other Relevant Matters

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

- The proposed development honours the sacrifice of Australian soldiers who served as tunnellers in World War I, inviting both the local community and tourists to pay respect and learn about the roles and personal experiences of those who risked their lives to defend the nation.
- The proposal is appropriately sited and designed to maintain the operations and functionality of existing established uses within the development area.
- The proposed development is of a minor scale and low intensity and does not introduce built form or operational impacts inconsistent with the intent of the development area.
- The development provides climate protection and responsiveness through appropriately shaded areas and extensive landscaping, improving comfort and usability in North Queensland conditions.
- The development does not prejudice the orderly and efficient future development of the balance of the land within the Goldtower Development Area.
- The proposal does not require significant upgrades to infrastructure networks and will not create unreasonable demands on existing services.
- The development contributes positively to the public realm through improved streetscape presentation and activation of the New Queen Road frontage.



8.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Goldtower Properties in association with a Development Application for a Material Change of Use – Community Use (Tunnellers Tribute) located at 9 Goldtower Street, Queenton and formally described as Lot 1 on SP326358.

The subject site is located within the Goldtower Development Area and is subject to assessment under the Goldtower Development Plan. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

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



Appendix 1

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Goldtower Properties C/- Northpoint Planning
Contact name (only applicable for companies)	Meredith Hutton
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	07 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au
Mobile number (non-mandatory)	0407 574 897
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP25.249

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

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

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

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
		9	Goldtower Street	Queenton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	1	SP326358	Charters Towers Regional
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: <input type="text"/>	

- 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: <input type="text"/>	

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

- Material change of use Reconfiguring a lot Operational work Building work

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

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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

Material Change of Use – Community Use (Tunnellers Tribute)

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

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

- Material change of use Reconfiguring a lot Operational work Building work

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

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

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

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application



6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Community Use – Tunnellers Tribute	The use of premises for— (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).		

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

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

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

Charters Towers Regional Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MC15/181	20/10/2016	Charters Towers Regional Council
<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 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

No

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



Queensland
Government

Tidal work or development within a coastal management district

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

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

No

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

Queensland and local heritage places

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

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

No

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

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



Queensland
Government

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51277220	Search Date: 23/01/2026 08:40
Date Title Created: 15/03/2022	Request No: 54804768
Previous Title: 51182797, 51182798	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 326358

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 721508584 28/02/2022

GOLDTOWER PTY LTD A.C.N. 127 721 957

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
Deed of Grant No. 40019901 (Lot 139 on CP DV804358)
Deed of Grant No. 40065117 (Lot 4 on SP 242554)
- EASEMENT IN GROSS No 721508585 28/02/2022 at 08:35
burdening the land
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
over
EASEMENT A ON SP326358

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

GOLDTOWER PTY LTD (ACN 127 721 957)

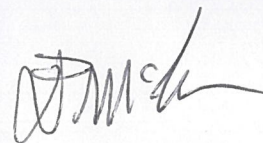
as owner(s) of premises identified as:

Lot 1 on SP326358 and located at 9 Goldtower Street, Queenton

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

Name

Signature



Position

Date

19-3-2026

Name

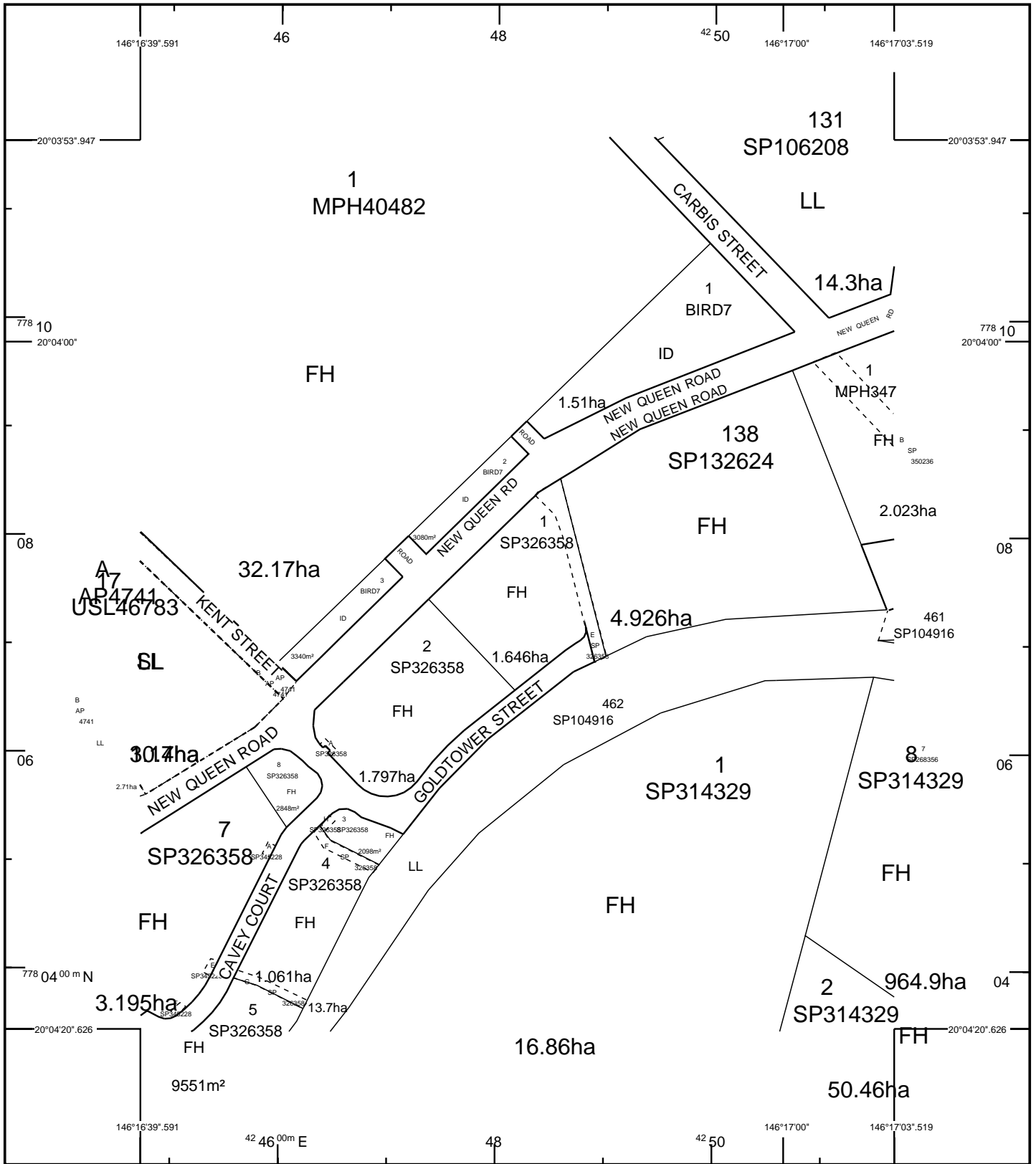
Signature

Position

Date



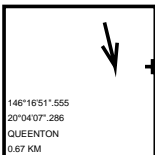
Appendix 2



STANDARD MAP NUMBER
8157-14341



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/SP326358
Area/Volume	1.646ha
Tenure	FREEHOLD
Local Government	CHARTERS TOWERS REGIONAL
Locality	QUEENTON
Segment/Parcel	46783/493

CLIENT SERVICE STANDARDS

PRINTED 26/08/2025

DCDB 25/08/2025

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>

SmartMap

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



Queensland Government
(c) The State of Queensland, (Department of Resources) 2025.



Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

State-controlled road

Railway corridor

Area within 25m of a State-controlled road

Area within 25m of a railway corridor

Matters of Interest by Lot Plan

Lot Plan: 1SP326358 (Area: 16460 m²)

Water resource planning area boundaries

State-controlled road

Railway corridor

Area within 25m of a State-controlled road

Area within 25m of a railway corridor

146.2802°

146.2805°

146.2808°

146.2811°

146.2813°

146.2816°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

1MPH40482

2BIRD7

46

138SP132624

1SP326358

2SP326358

462SP104916

Gallop Street

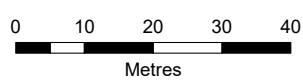
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Water resource planning area boundaries

Date: 26/08/2025



Scale: 1:1,100



Queensland Government



© The State of Queensland 2025.

Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 5189810 Version: 1, Version Date: 24/03/2026

146.2802°

146.2805°

146.2808°

146.2811°

146.2813°

146.2816°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

1MPH40482

2BIRD7

138SP132624

1SP326358

2SP326358

462SP104916

Goldtower Street

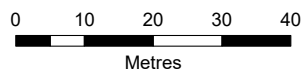
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Date: 26/08/2025

 State-controlled road



Scale: 1:1,100



Metres

Queensland Government



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 5189810 Subject to the full terms and conditions available on the department's website.

© The State of Queensland 2025.

Version: 1, Version Date: 24/03/2026

146.2802°

146.2805°

146.2808°

146.2811°

146.2813°

146.2816°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

1MPH40482

2BIRD7

A6

138SP132624

1SP326358

A6

2SP326358

462SP104916

Goldtower Street

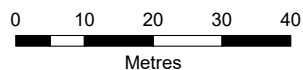
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Date: 26/08/2025

Railway corridor



Scale: 1:1,100



Queensland Government



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 5189810 Subject to the full terms and conditions available on the department's website.

© The State of Queensland 2025.

Version: 1, Version Date: 24/03/2026

146.2802°

146.2805°

146.2808°

146.2811°

146.2813°

146.2816°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

1MPH40482

2BIRD7

A6

138SP132624

1SP326358

A6

2SP326358

462SP104916

Goldtower Street

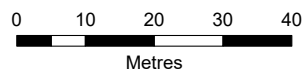
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Date: 26/08/2025

Area within 25m of a State-controlled road



Scale: 1:1,100



Queensland Government



Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 5189810 Subject to the full terms and conditions available on the department's website.

© The State of Queensland 2025.

Version: 1, Version Date: 24/03/2026

146.2802°

146.2805°

146.2808°

146.2811°

146.2813°

146.2816°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

-20.0678°

-20.0681°

-20.0684°

-20.0687°

-20.0689°

-20.0692°

-20.0695°

-20.0698°

1MPH40482

2BIRD7

A6

138SP132624

1SP326358

A6

2SP326358

462SP104916

Goldtown Street

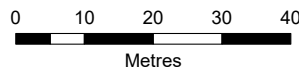
Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Date: 26/08/2025

Area within 25m of a railway corridor



Scale: 1:1,100



Metres

Queensland Government



Queensland Government

Disclaimer This map has been generated from the information supplied to the Queensland Government for the purposes of the Development Assessment Mapping System. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.

Document Set ID: 5189810 Subject to the full terms and conditions available on the department's website.

© The State of Queensland 2025.

Version: 1, Version Date: 24/03/2026



Appendix 3

Subject Site and Surrounds - 9 Goldtower Street, Queenton

Lot 1 on SP326358

20°3'59"S 146°16'39"E

20°3'59"S 146°17'3"E



20°4'16"S 146°16'39"E

20°4'16"S 146°17'3"E



Scale: 1:2256

Printed at: A3

Print date: 13/3/2026

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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

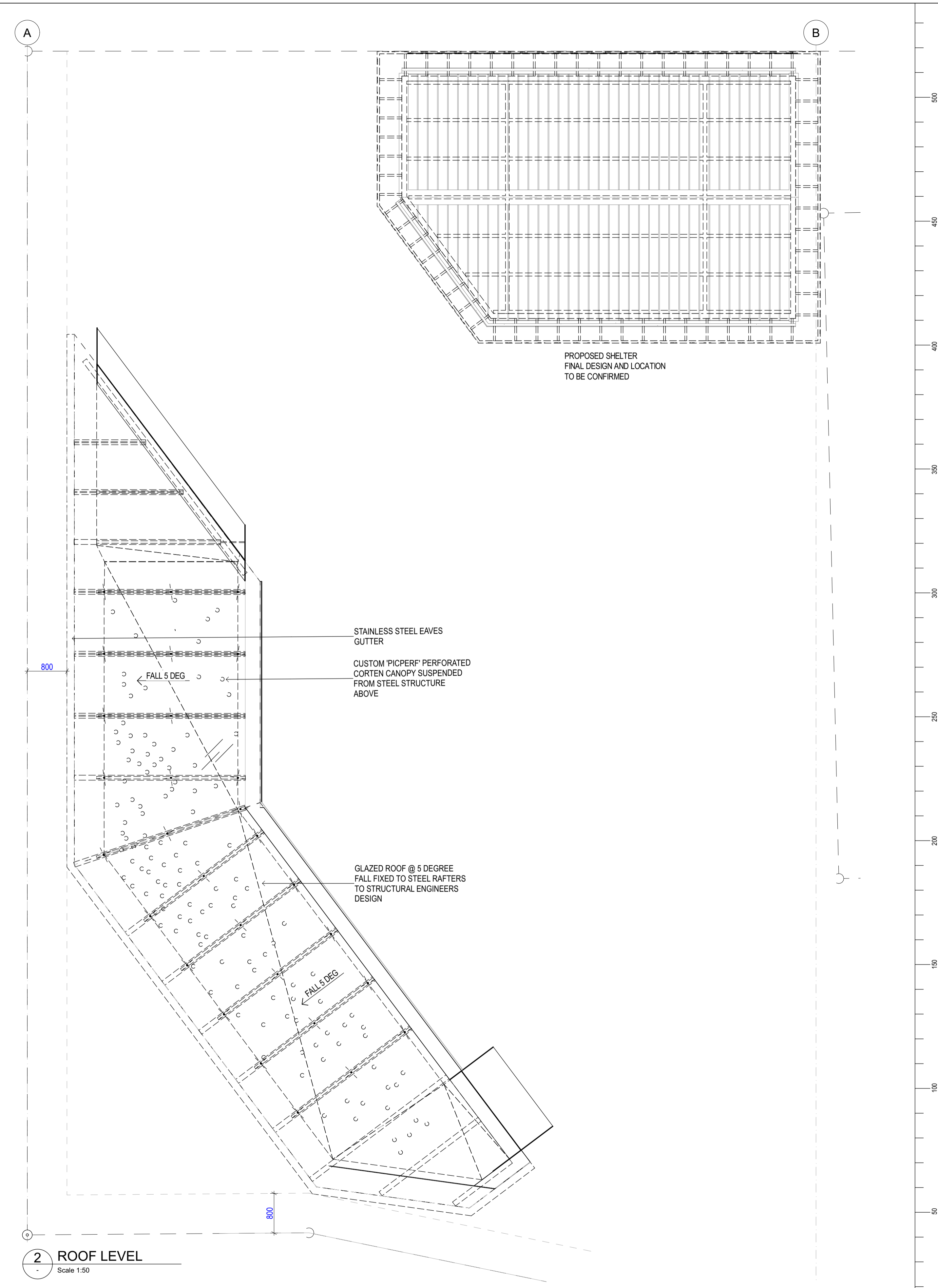
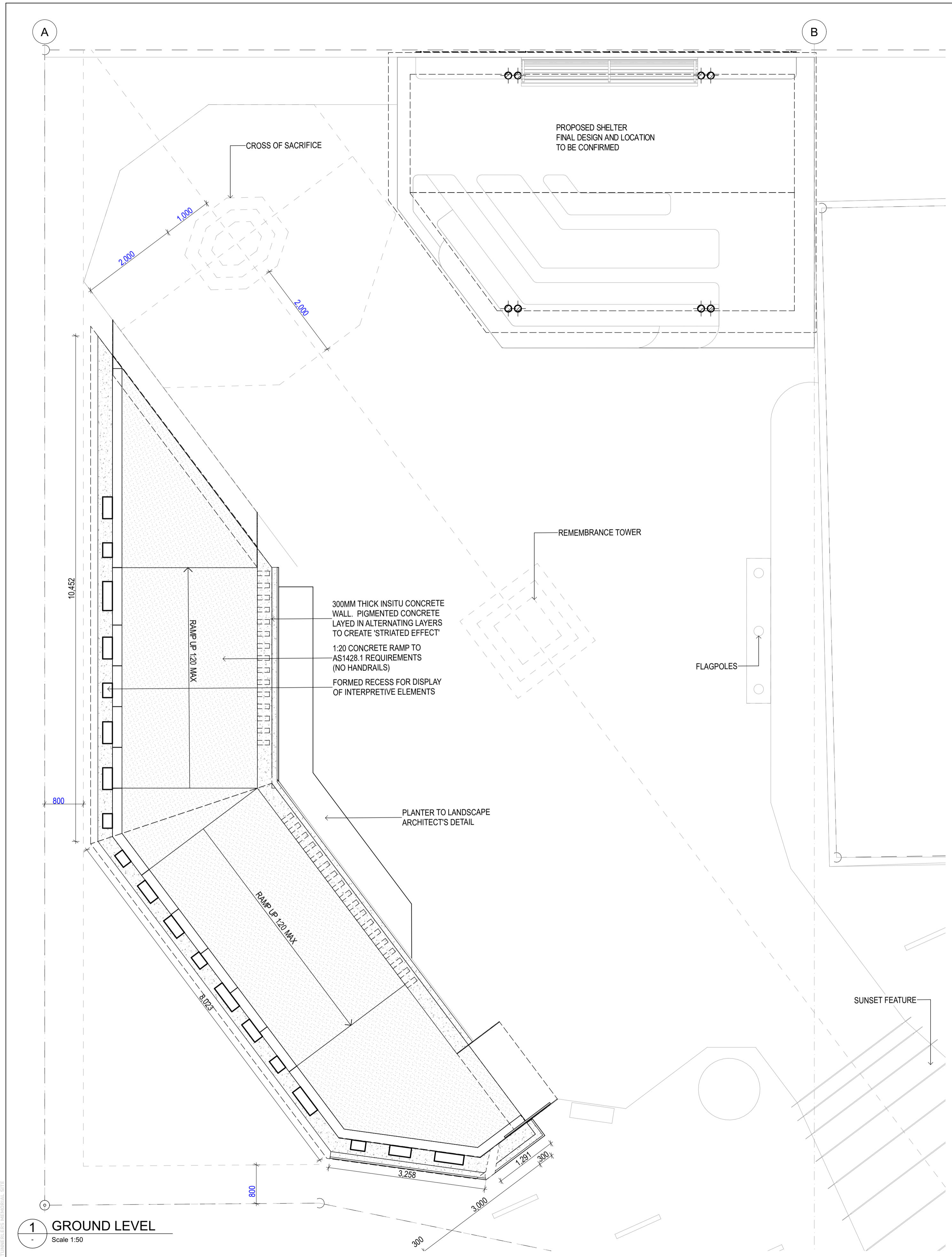
Includes material © State of Queensland 2026. You are responsible for ensuring that the map is suitable for your purposes. The State of Queensland makes no representation or warranties in relation to the map contents and disclaims all liability. If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2025



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



Appendix 4



1 GROUND LEVEL
Scale 1:50

2 ROOF LEVEL
Scale 1:50

REV	DATE	DESCRIPTION	BY	CHK
01	16/2/2026	PRELIMINARY DESIGN	AM	JW

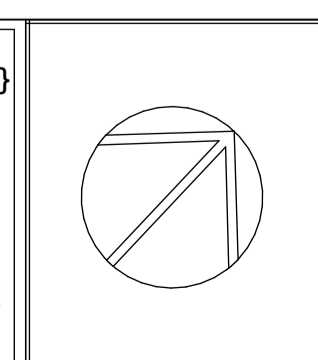
COPYRIGHT
THIS DRAWING SHOWS DESIGN FEATURES AND ELEMENTS OF A DESIGN PREPARED BY wallacebrice architecture AND IS TO BE USED ONLY FOR WORK AUTHORISED IN WRITING BY THE DESIGNERS. IT CANNOT BE COPIED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, NOR SHALL IT BE USED FOR ANY OTHER BUILDING PURPOSES. UNAUTHORISED USE WILL BE CONSIDERED AN INFRINGEMENT OF THESE RIGHTS.

DO NOT SCALE OFF DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

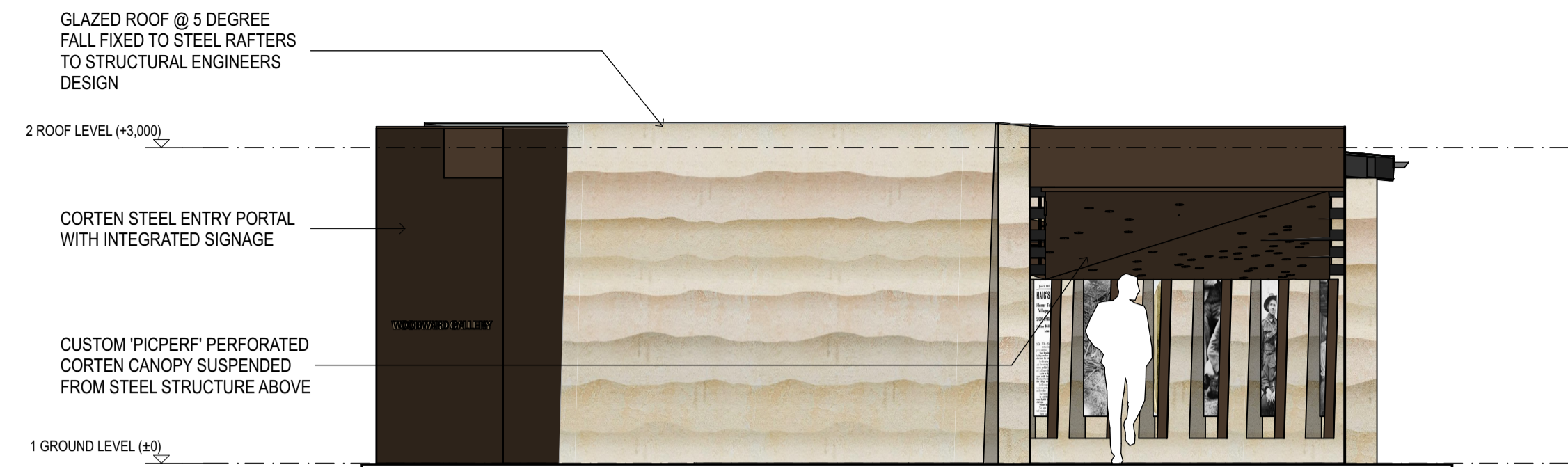
CONSULTANTS
 BUILDER: #Builder
 CERTIFIER: #Certifier
 STRUCTURAL ENGINEER: #Structural Engineer
 CIVIL ENGINEER: #Civil Engineer
 HYDRAULIC: #Hydraulic Engineer
 MECHANICAL: #Mechanical Engineer
 ELECTRICAL: #Electrical Engineer
 LANDSCAPE ARCHITECT: O2LA

wallacebrice {architecture}
 level 5/25 king street, bowen hills qld 4006
 t: +61 7 3129 5719 / f: +61 7 3876 2462
 © wallacebrice architecture 2026

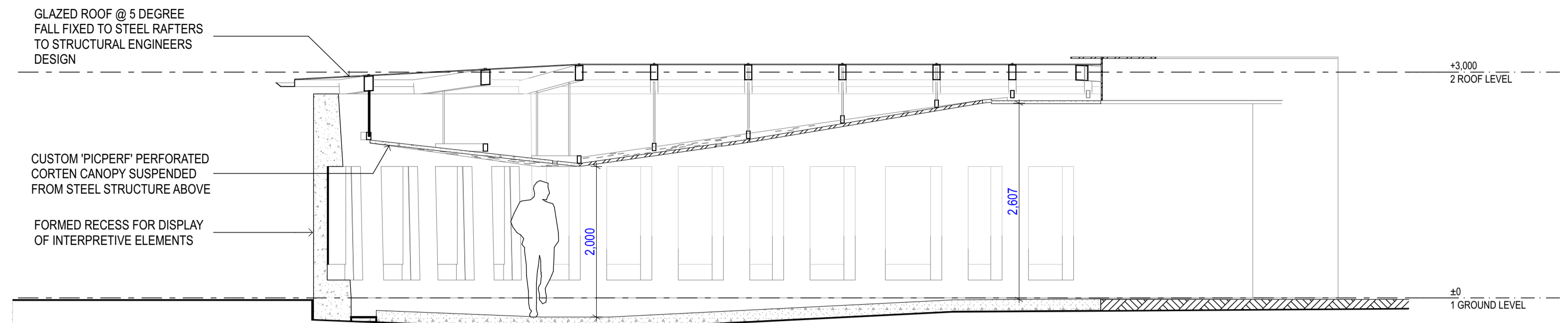
TUNNELLERS MEMORIAL
GROUND FLOOR & ROOF PLAN
 DRAWING NUMBER
250901/PD/A_2101



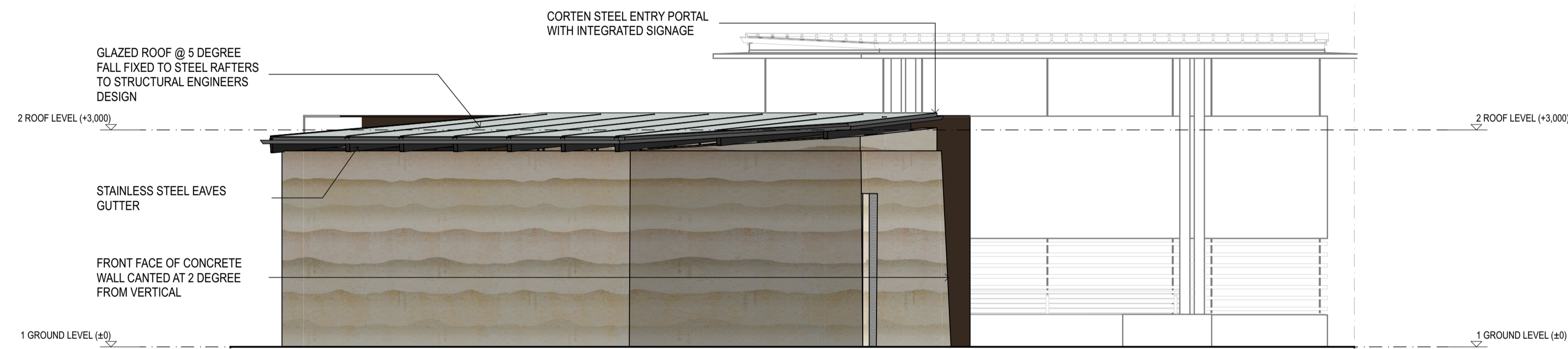
ISSUE
01



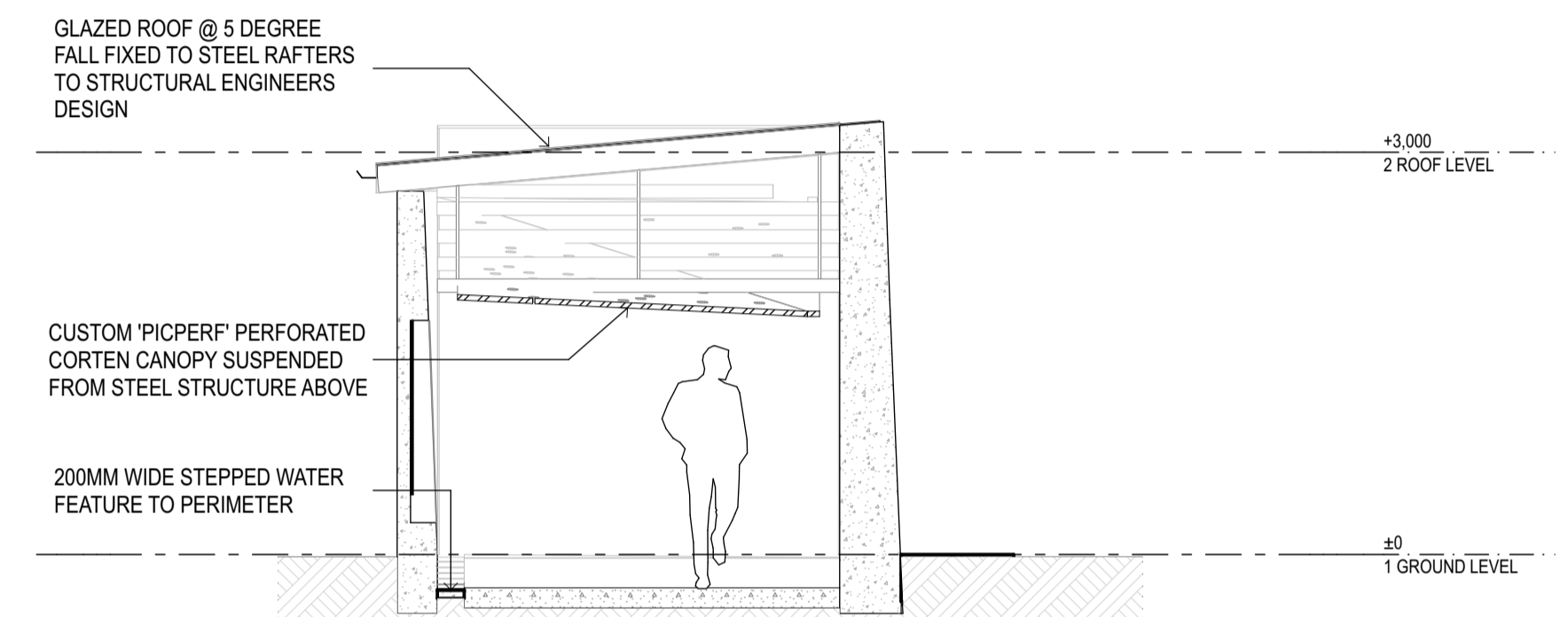
1 NORTH-WEST ELEVATION
Scale 1:50 @A1



5 SECTION A
Scale 1:50 @A1



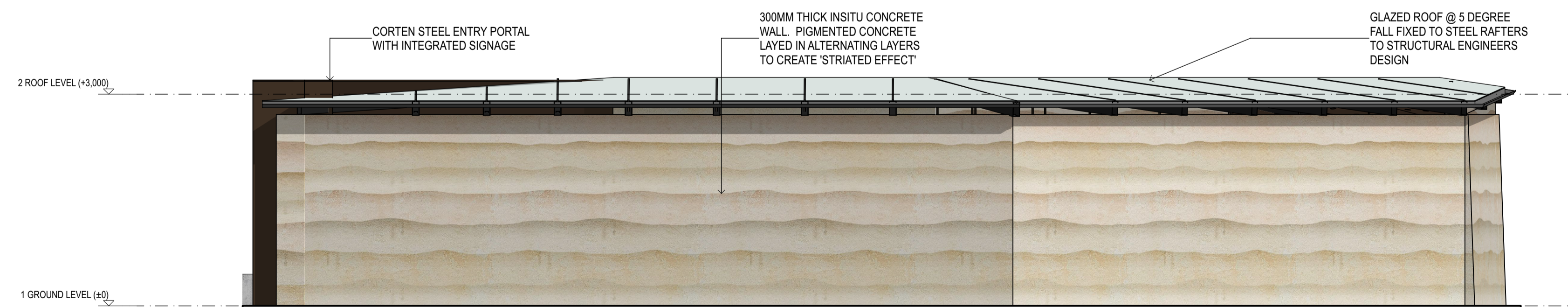
2 SOUTH-EAST ELEVATION
Scale 1:50 @A1



6 SECTION B
Scale 1:50 @A1



3 NORTH-EAST ELEVATION
Scale 1:50 @A1



4 SOUTH-WEST ELEVATION
Scale 1:50 @A1

COPYRIGHT
THIS DRAWING SHOWS DESIGN FEATURES AND ELEMENTS OF A DESIGN PREPARED BY wallacebrice architecture AND IS TO BE USED ONLY FOR WORK AUTHORISED IN WRITING BY THE DESIGNERS. IT CANNOT BE COPIED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, NOR SHALL IT BE USED FOR ANY OTHER BUILDING PURPOSES. UNAUTHORISED USE WILL BE CONSIDERED AN INFRINGEMENT OF THESE RIGHTS.

DO NOT SCALE OFF DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

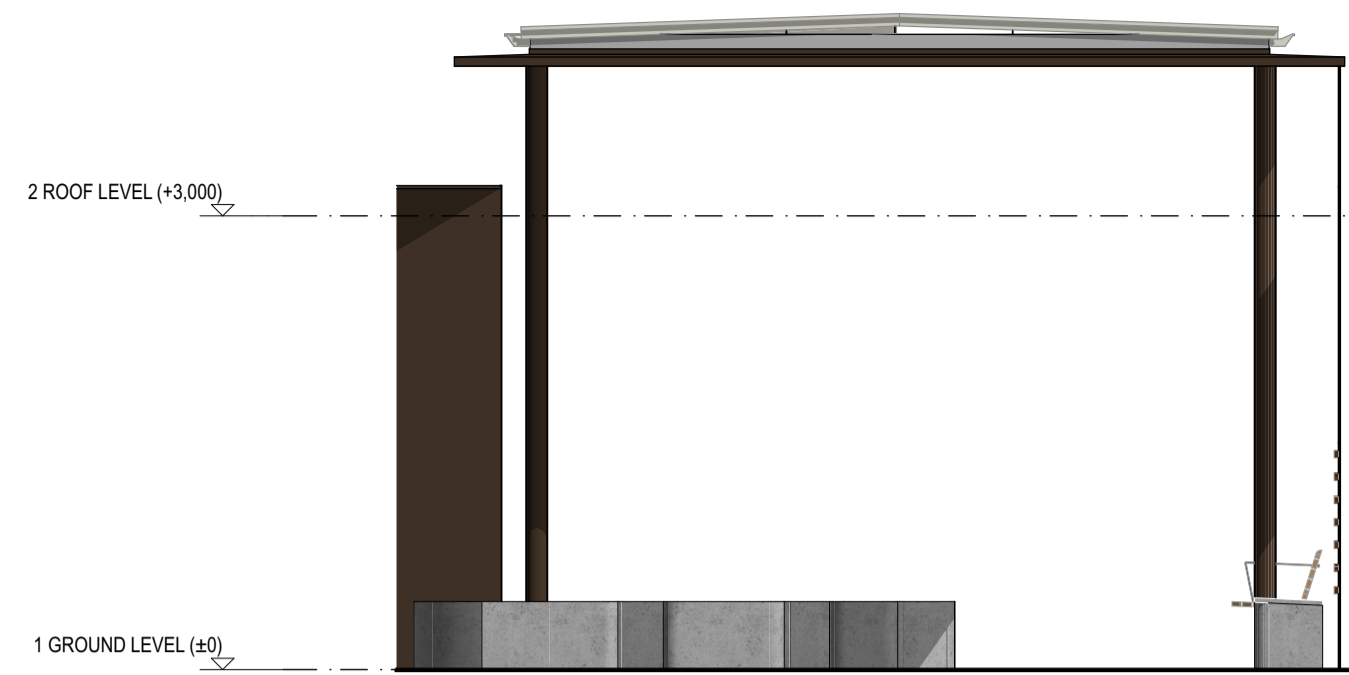
CONSULTANTS
BUILDER: #Builder
CERTIFIER: #Certifier
STRUCTURAL ENGINEER: #Structural Engineer
CIVIL ENGINEER: #Civil Engineer
HYDRAULIC: #Hydraulic Engineer
MECHANICAL: #Mechanical Engineer
ELECTRICAL: #Electrical Engineer
LANDSCAPE ARCHITECT: O2LA

wallacebrice {architecture}
level 5/25 king street, bowen hills qld 4006
t: +61 7 3129 5719 / f: +61 7 3876 2462
© wallacebrice architecture 2026

**TUNNELLERS MEMORIAL
MEMORIAL ELEVATIONS**

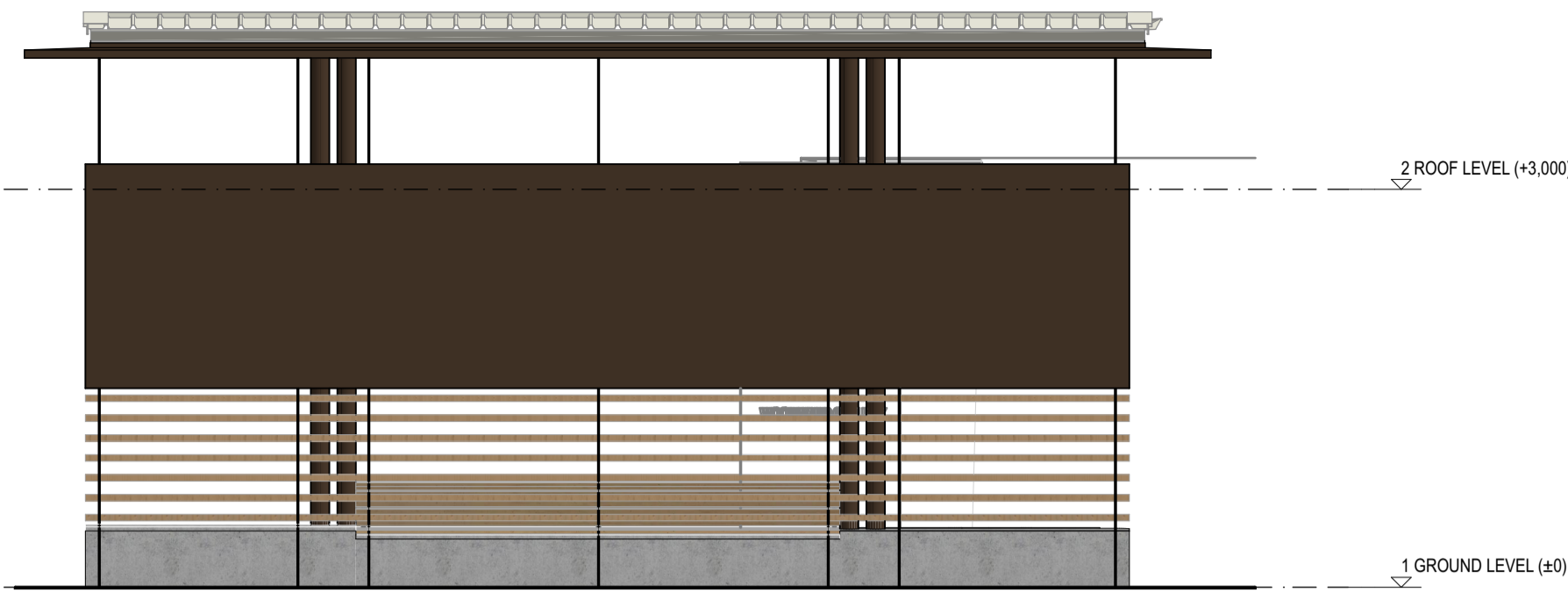
DRAWING NUMBER
250901/PD/A_3001

ISSUE
01



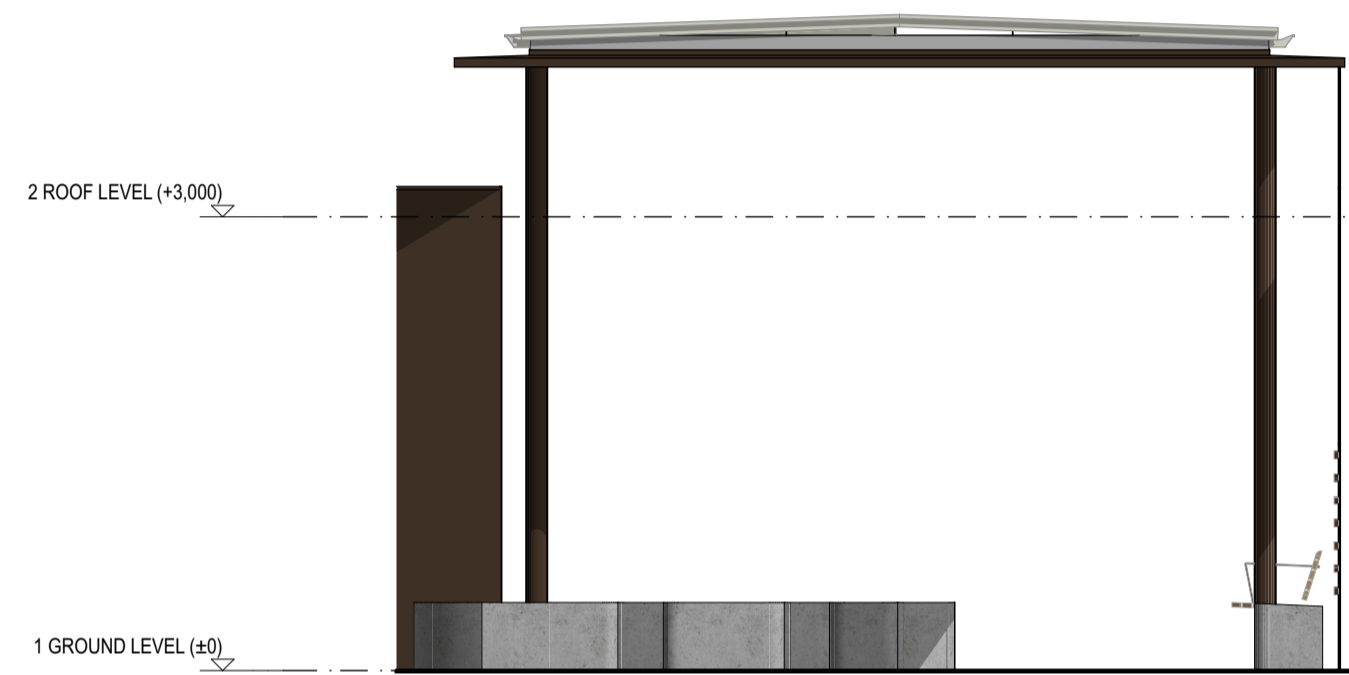
1 SOUTH-WEST ELEVATION

Scale 1:50



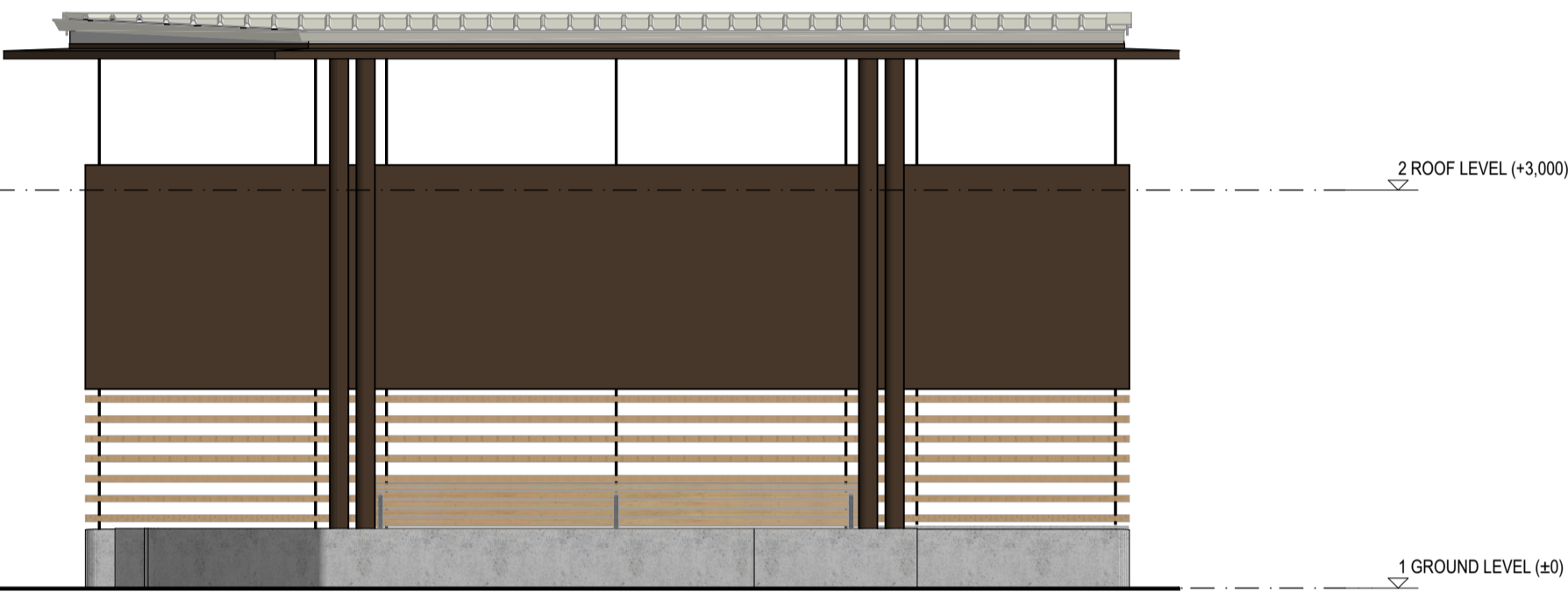
2 NORTH-WEST ELEVATION

Scale 1:50



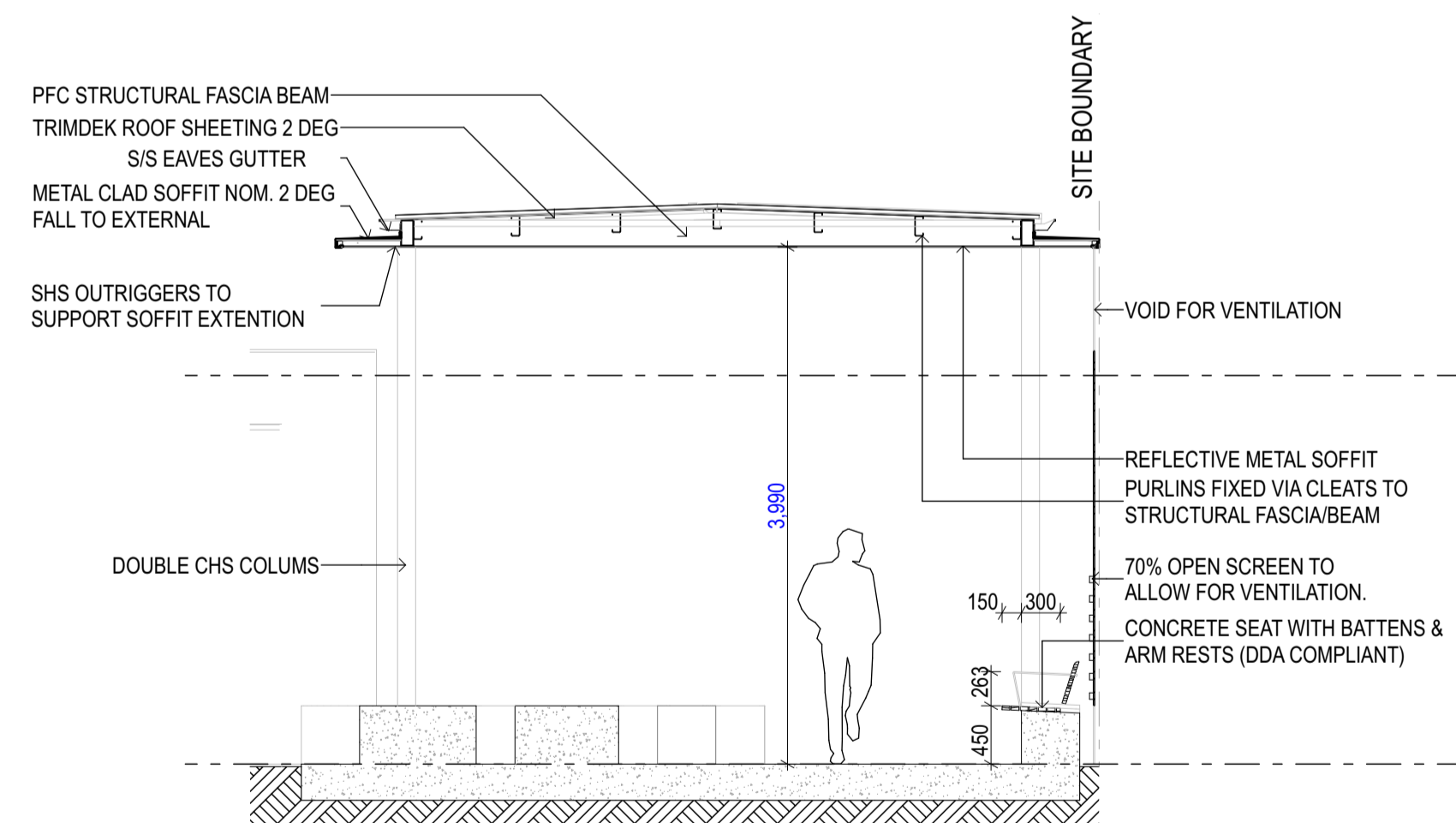
3 NORTH-EAST ELEVATION

Scale 1:50



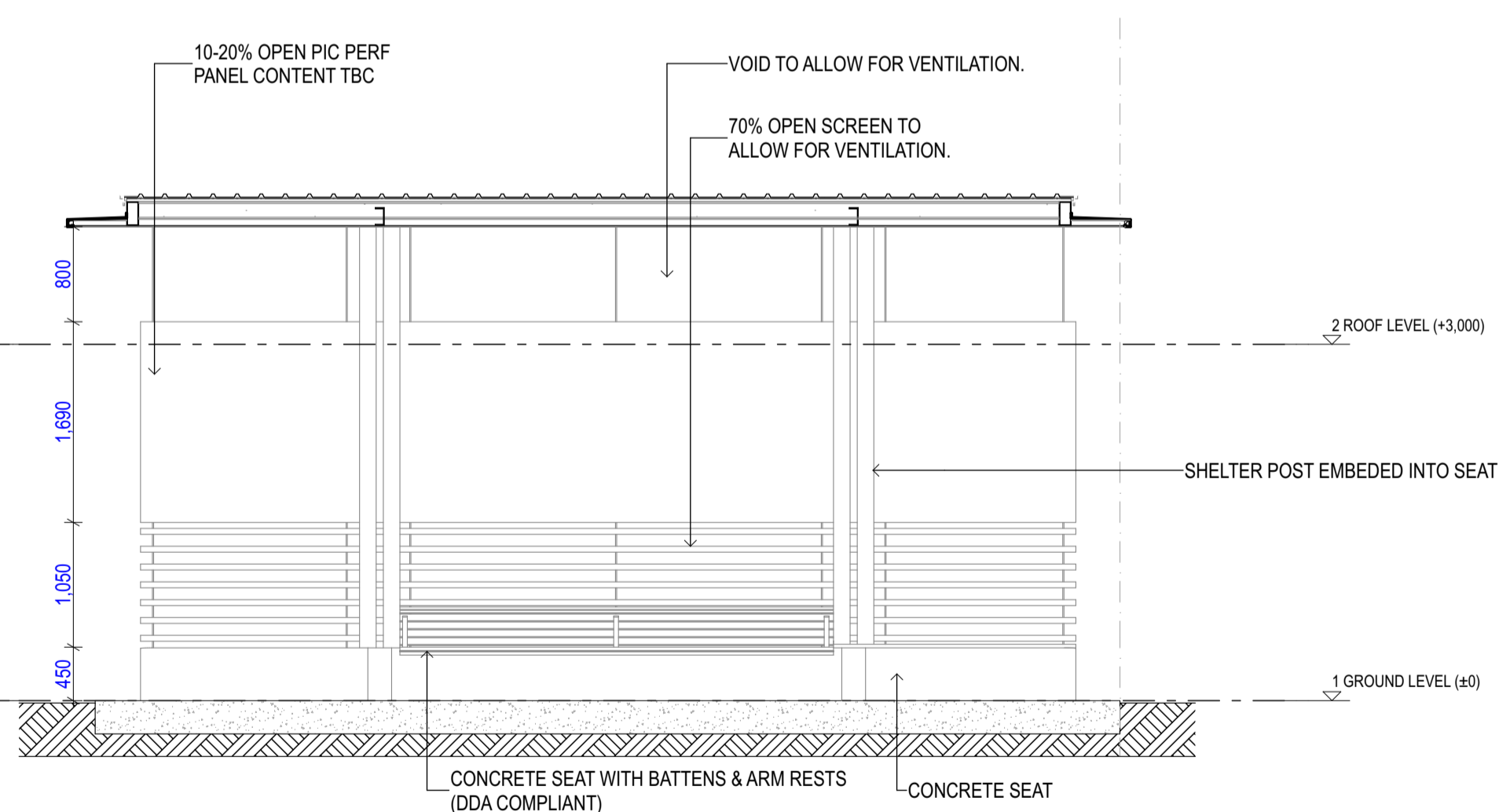
4 SOUTH-EAST ELEVATION

Scale 1:50



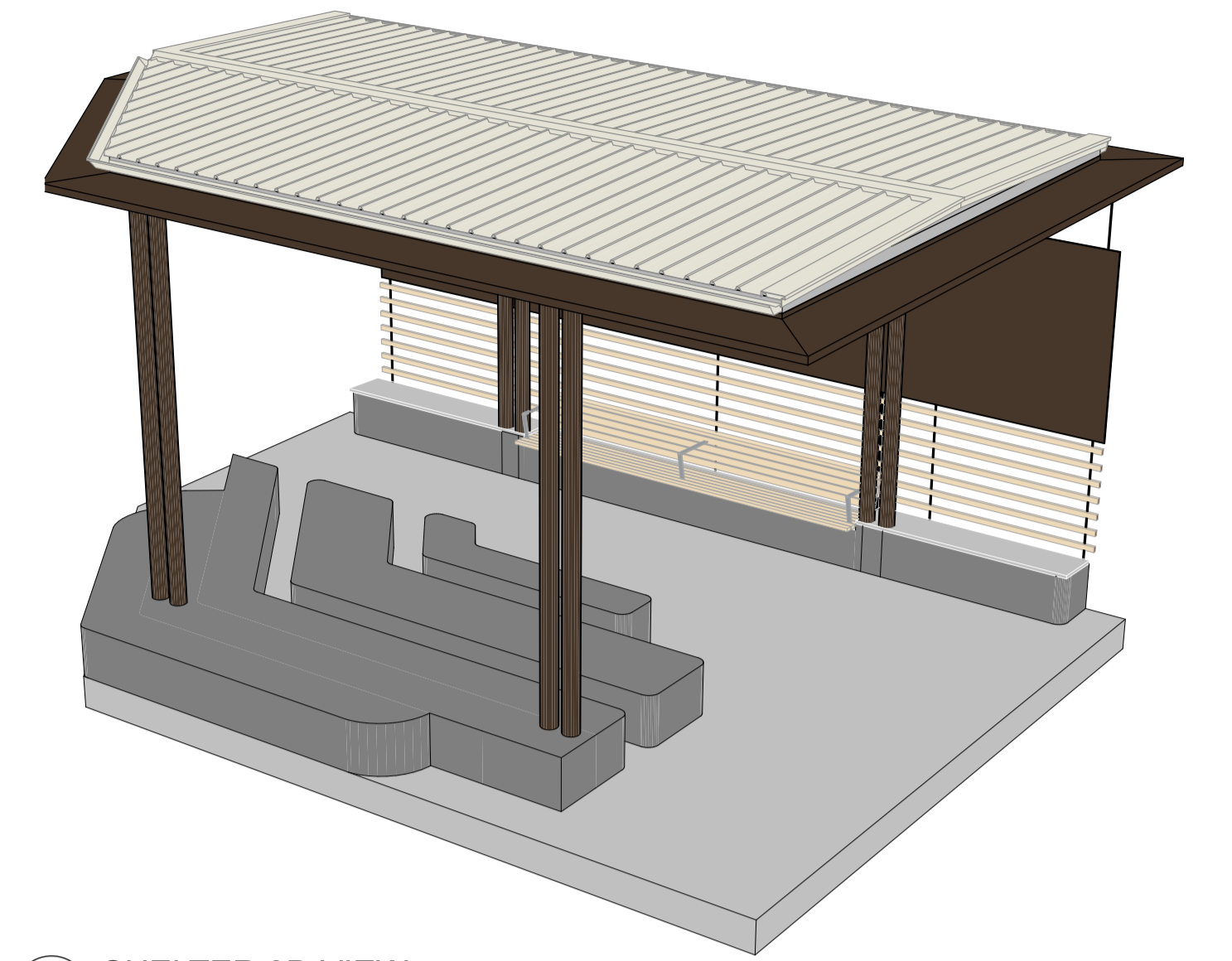
5 SECTION C

Scale 1:50

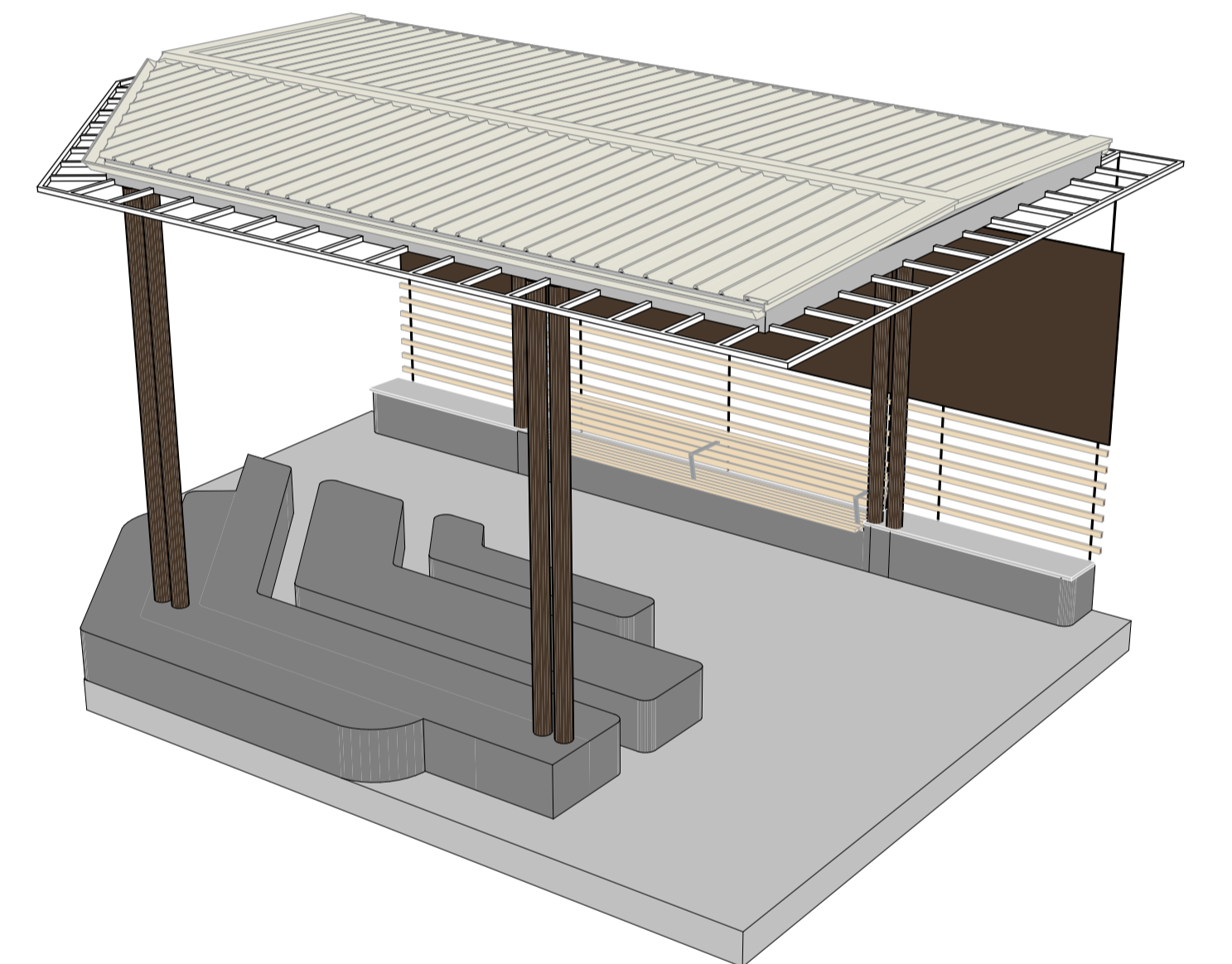


6 SECTION D

Scale 1:50



SHELTER 3D VIEW



SHELTER 3D VIEW (STRUCTURE)

REV	DATE	DESCRIPTION	BY	CHK
01	16/2/2026	PRELIMINARY DESIGN	AM	JW

COPYRIGHT
THIS DRAWING SHOWS DESIGN FEATURES AND ELEMENTS OF A DESIGN PREPARED BY wallacebrice architecture AND IS TO BE USED ONLY FOR WORK AUTHORISED IN WRITING BY THE DESIGNERS. IT CANNOT BE COPIED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, NOR SHALL IT BE USED FOR ANY OTHER BUILDING PURPOSES. UNAUTHORISED USE WILL BE CONSIDERED AN INFRINGEMENT OF THESE RIGHTS.

DO NOT SCALE OFF DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

CONSULTANTS
 BUILDER: #Builder
 CERTIFIER: #Certifier
 STRUCTURAL ENGINEER: #Structural Engineer
 CIVIL ENGINEER: #Civil Engineer
 HYDRAULIC: #Hydraulic Engineer
 MECHANICAL: #Mechanical Engineer
 ELECTRICAL: #Electrical Engineer
 LANDSCAPE ARCHITECT: O2LA

wallacebrice {architecture}
 level 5/25 king street, bowen hills qld 4006
 t: +61 7 3129 5719 / f: +61 7 3876 2462
 © wallacebrice architecture 2026

TUNNELLERS MEMORIAL
SHELTER ELEVATIONS
 DRAWING NUMBER
 250901/PD/A_3002

ISSUE
 01



Appendix 5



02LA

TUNNELLERS TRIBUTE

LANDSCAPE CONCEPT DESIGN REPORT



Client

GOLDTOWER

Project Address

Hugh Quinn Crescent
Queenton Qld 4820

Contact

02 Landscape Architecture
(07) 3831 0681

Document Number

725_SD_LR001_WIP
Date: 10/03/2026

Contents

Introduction

Design Intent 02

Plans

Site Landscape Concept Plan 03

Key 03

Design

Entrance Portal 04

Woodward Gallery Tunnel 04

Cross of Sacrifice 04

Tower of Remembrance 05

Picnic Shelter 05

Immersive Tunnel 05

Sections

Section A-A: Boundary Interface - West to East 06

Section B-B: Carpark Interface 06

Section C-C: Picnic Shelter 06

Character Imagery

Character Imagery 07

Soft Works Character

Feature Tree Species Palette 08

Large to Medium Tree Species Palette 08

Small Tree Species Palette 08

Understorey Species Palette 09

Introduction

Design Intent

Historical Background

WWI Australian Tunnellers Tribute – Charters Towers

Project Background

Australian tunnelling companies in WWI undertook hazardous underground operations that were critical to the Allied war effort in Europe. Their work required exceptional courage, endurance and skill, and their stories of service and sacrifice remain deeply significant and worthy of recognition.

Project Objectives

- To commemorate the service and sacrifice of Australian WWI tunnellers
- To educate visitors about the tunnellers and their role in the First World War
- To enable visitors to connect with the personal experiences of those who served
- To provide opportunities for the local community to engage with this shared history
- To support gatherings and events associated with remembrance and commemoration

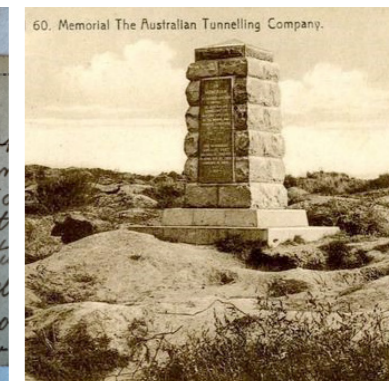
Design Intent

The site is proposed as a **Tribute** to all Australians who served as tunnellers in Europe during WWI. The memorial will be publicly accessible at all times and will comprise a series of complementary spaces and elements within a commemorative landscape.

Interpretive features, similar to those found in an outdoor museum or gallery, will be incorporated throughout the site to provide visitors with a deeper understanding of the lives and experiences of Australian tunnellers during the war.

While the Tribute recognises the contribution of all Australian tunnellers, several areas will highlight the involvement of tunnellers from Charters Towers. Stories, historical accounts, imagery, statistics, graphics and audio elements will be integrated throughout the site to interpret and honour their sacrifice.

The Tribute will contribute to the range of cultural and historical experiences available to both residents of and visitors to Charters Towers. The site will be constructed and maintained in perpetuity by GoldTower Properties.







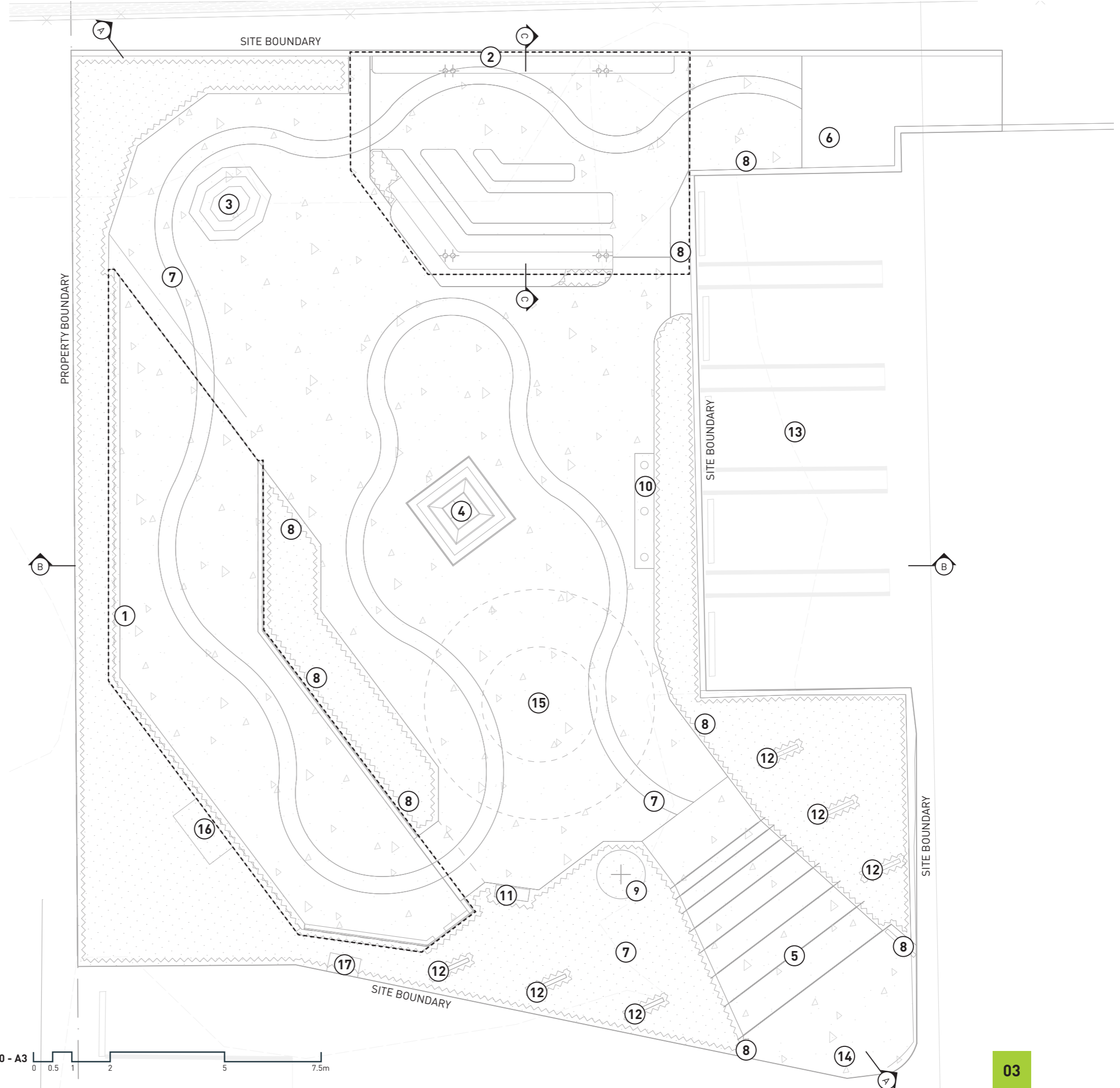
Plans

Site Landscape Concept Plan

- ① Woodward gallery tunnel
- ② Picnic shelter
- ③ Cross of Sacrifice
- ④ Tower of Remembrance
- ⑤ Entrance portal
- ⑥ Immersive tunnel
- ⑦ Indicative interpretive trail paving
- ⑧ Signage
- ⑨ Peace tree
- ⑩ Flag poles
- ⑪ Indicative Oliver Woodward Statue
- ⑫ Indicative corten steel soldiers silhouette
- ⑬ Carpark
- ⑭ Entry/Exit
- ⑮ Underground tank & zone of refuse
- ⑯ RP2, Electrical control unit
- ⑰ Water meter assembly

Key

-  Planting zone
-  Pavement
-  Shade trees
-  Roof over



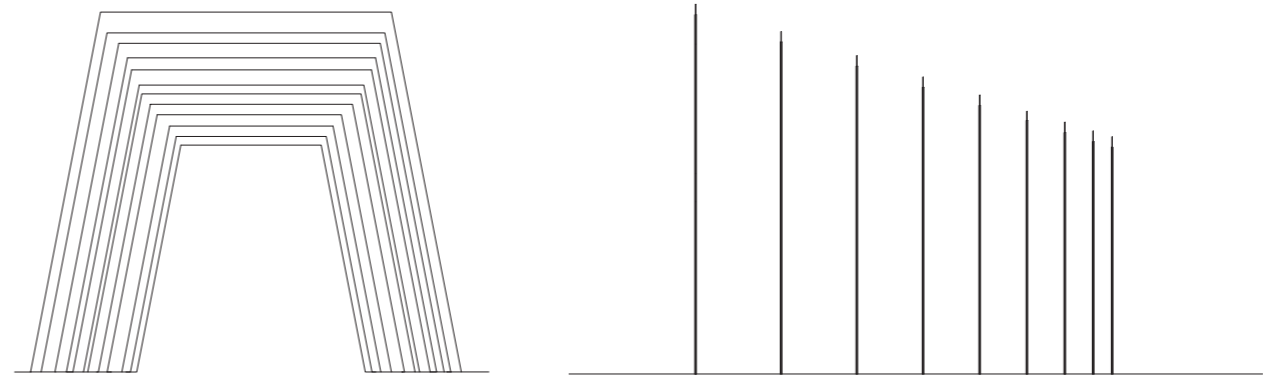
Design

Structures

Entrance Portal

The Entrance Portal is a sculptural structure formed from steel and timber, designed to resemble a three-dimensional tunnel. It will act as a key arrival feature for visitors entering the site and will be framed by entry signage.

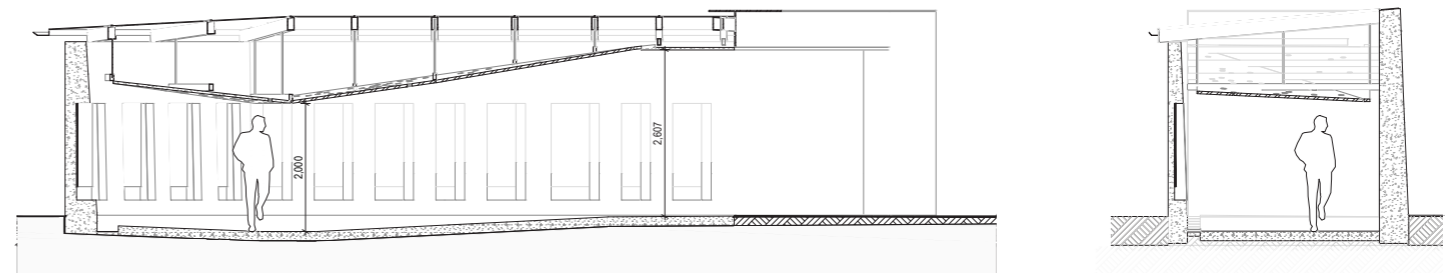
The portal will provide a distinctive photo opportunity, particularly at sunset when it will be backlit from the west. The structure will have an overall height of 4 metres.



Woodward Gallery Tunnel

The Woodward Gallery Tunnel commemorates all Australian tunnellers, with particular reference to those from Charters Towers, Captain Oliver Holmes Woodward and Sapper Frank Hugh Armstrong.

The structure is intended to evoke the spatial and emotional experience of wartime tunnelling. Interpretive panels, historical imagery and narrative elements will communicate the stories and contributions of the tunnellers. The structure will have an overall height of 4 metres.

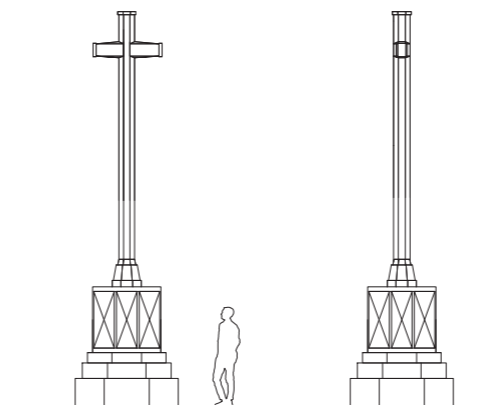


Cross of Sacrifice

The Cross of Sacrifice is based on the 1918 design created by Sir Reginald Blomfield for the Imperial War Graves Commission (now the Commonwealth War Graves Commission). This form is widely recognised in Commonwealth war cemeteries around the world.

The structure will incorporate interpretive text and symbolic elements. Positioned at the eastern end of the site's east-west axis, it will be visible from the Flinders Highway.

Constructed from White Portland sandstone, the Cross will be illuminated with purple lighting in recognition of the colours associated with the WWI tunnellers. The structure will have an overall height of 8 metres.



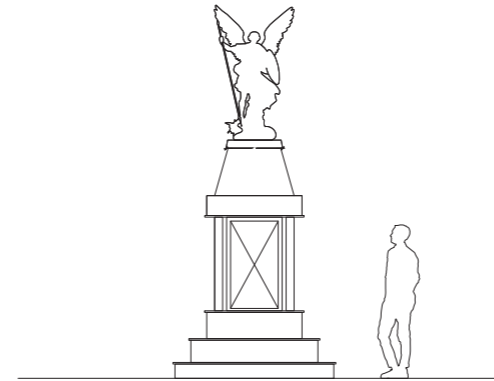
Design

Structures

Tower of Remembrance

The Tower of Remembrance is centrally located along the site's east-west axis and will be the first formal element encountered by visitors entering the Tribute.

The plinth will be constructed from White Portland sandstone and granite and illuminated with purple lighting. A miner's lamp with a gas flame will sit on the upper plinth, symbolically lighting the way for soldiers returning home. The names of all tunnellers associated with WWI will be listed on bronze panels on the plinth. A statue of St Michael, the patron saint of soldiers, will be positioned above the plinth. The structure will have an overall height of 6 metres.

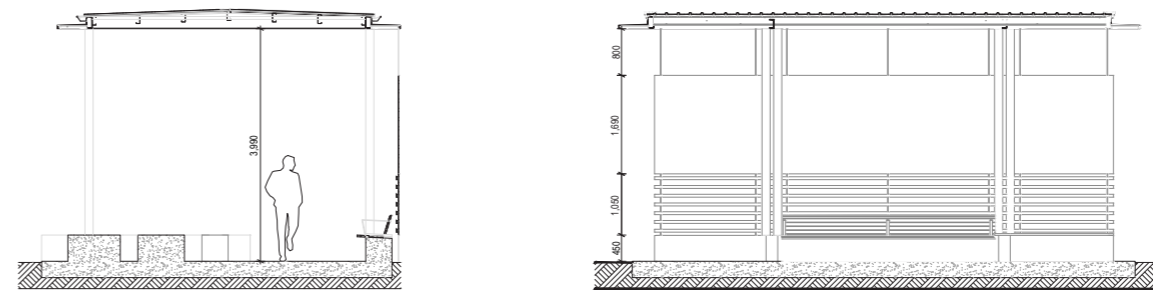


Picnic Shelter

The picnic shelter has been designed to provide durable shade while complementing the surrounding proposed tree canopy. The structure will be lightweight and open in form, with slender twin columns supporting a reflective roof.

The twin columns symbolise soldiers supporting one another during wartime, while the reflective roof represents a place of rest and reflection for visitors.

A perforated screen with varying levels of transparency will provide screening from the highway while allowing natural airflow through the shelter. Seating will include a range of types, including DDA-compliant seating and custom parapet-style seating.

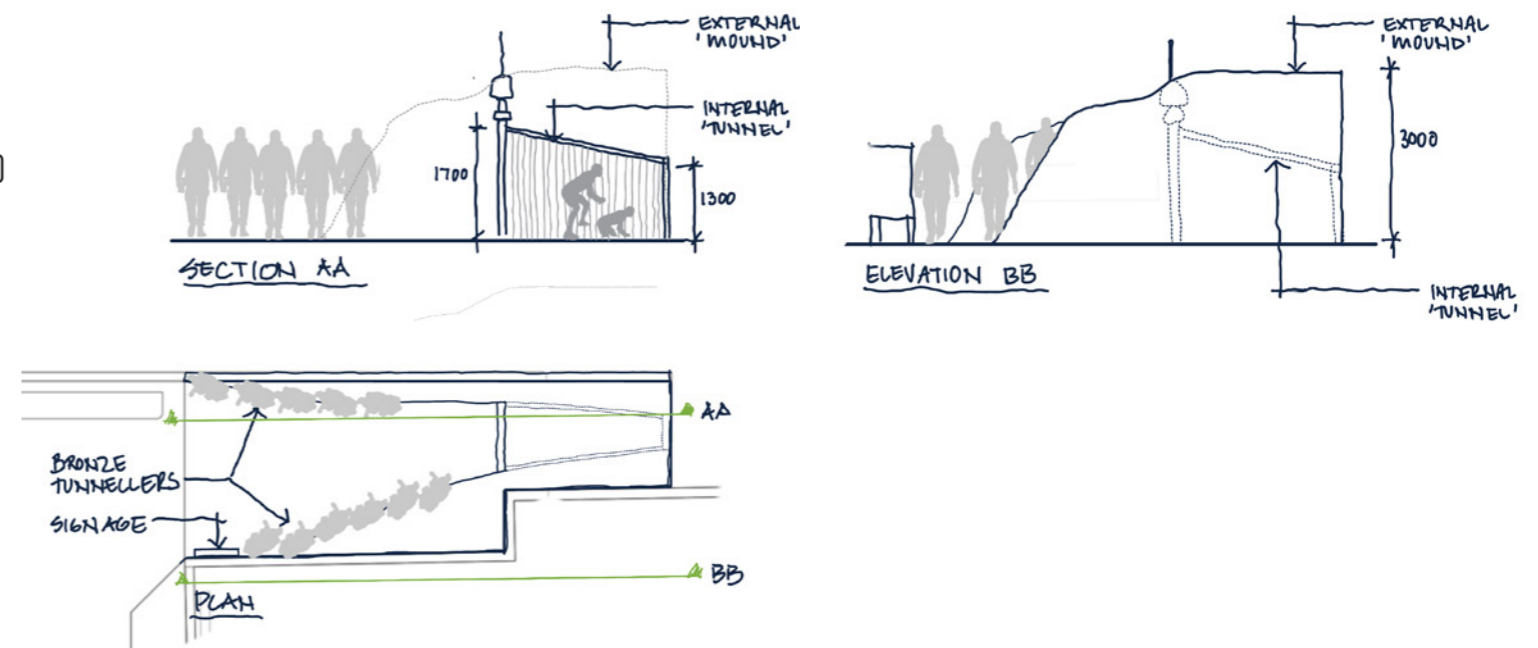


Immersive Tunnel

The Immersive Tunnel will provide an interactive and multi-sensory experience that brings the stories of WWI tunnellers to life. Interpretive displays, storytelling elements and a tunnel constructed to historical dimensions will convey the conditions experienced by tunnellers during the war.

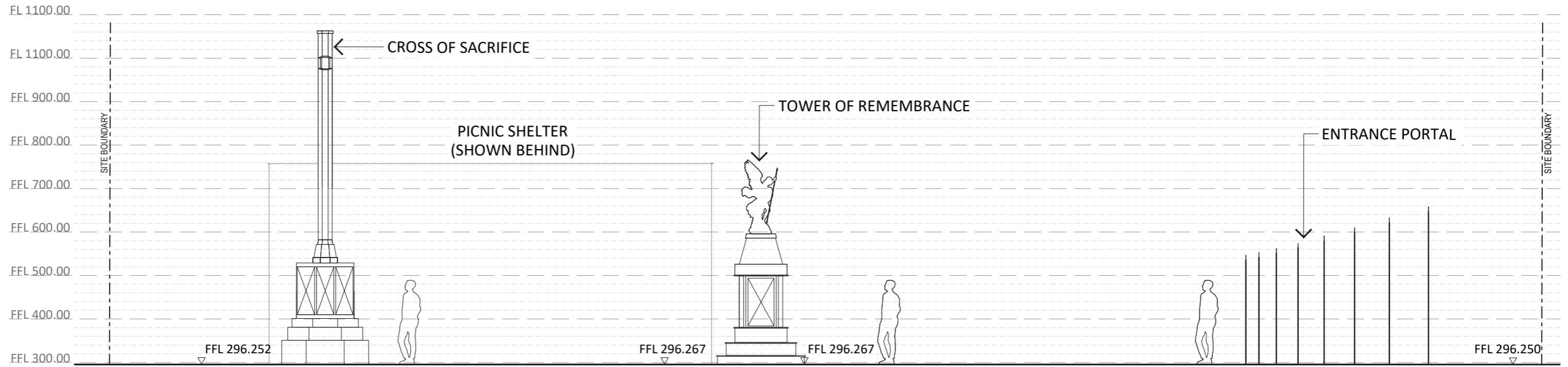
The structure will reference the well-known Catacombs in Hill 63 image (refer over) and incorporate bronze soldier figures, duckboards and other elements reflecting the rough and improvised nature of wartime tunnels.

The entrance will be accessible and will provide a unique photo opportunity with the bronze tunneller figures. The interior of the tunnel will not be accessible to the public but will be visible through a perspex viewing panel. The tunnel will be constructed to authentic historical dimensions wherever possible.

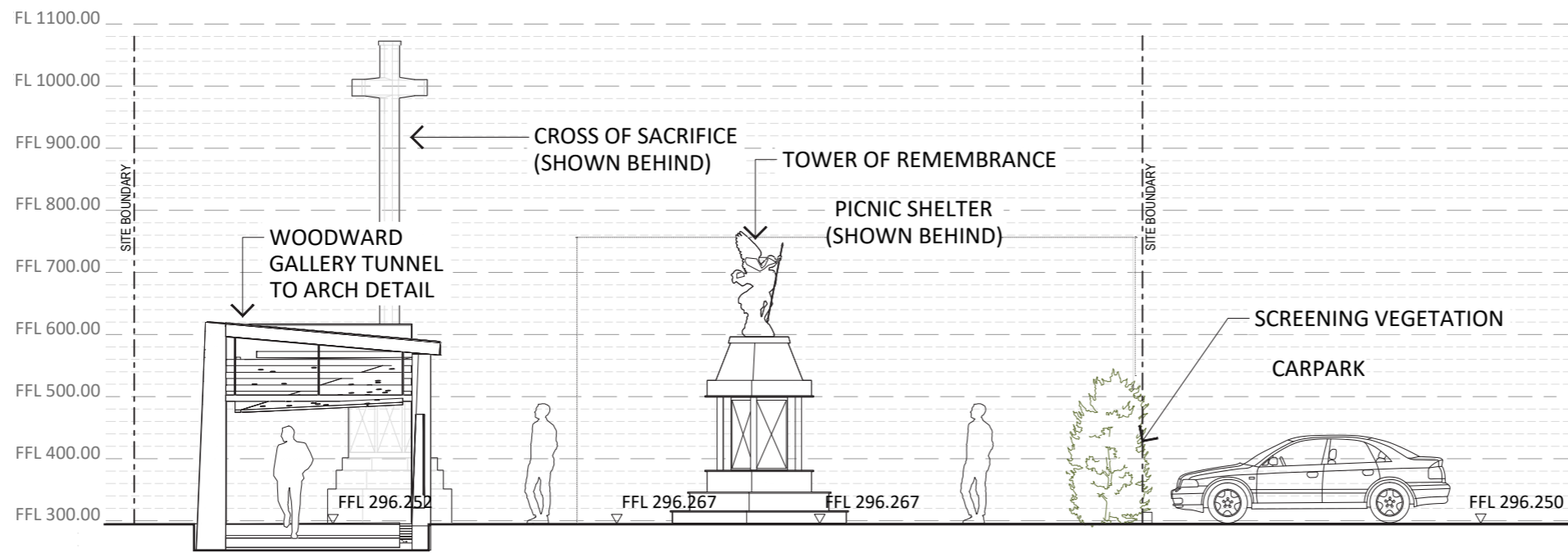


Sections

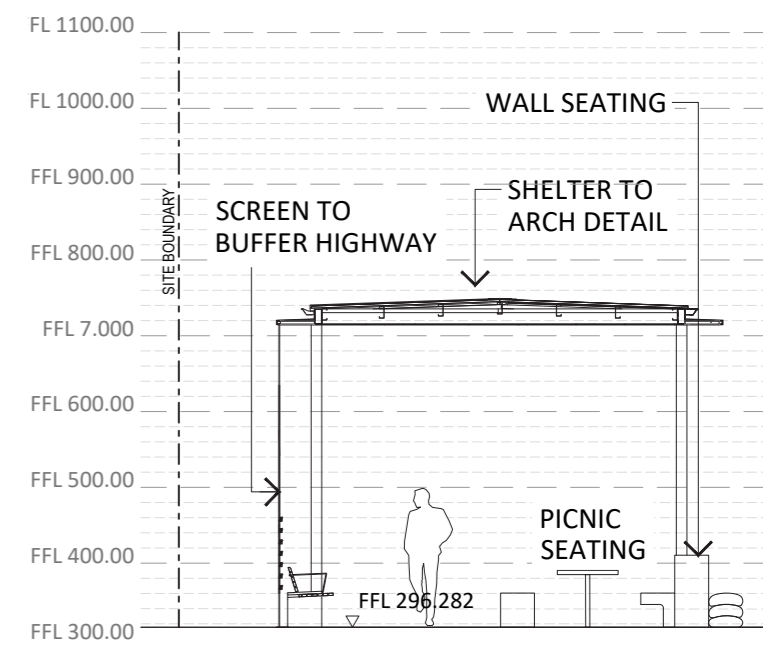
Section A-A: Boundary Interface - West to East



Section B-B: Carpark Interface



Section C-C: Picnic Shelter



Character Imagery

Character Imagery



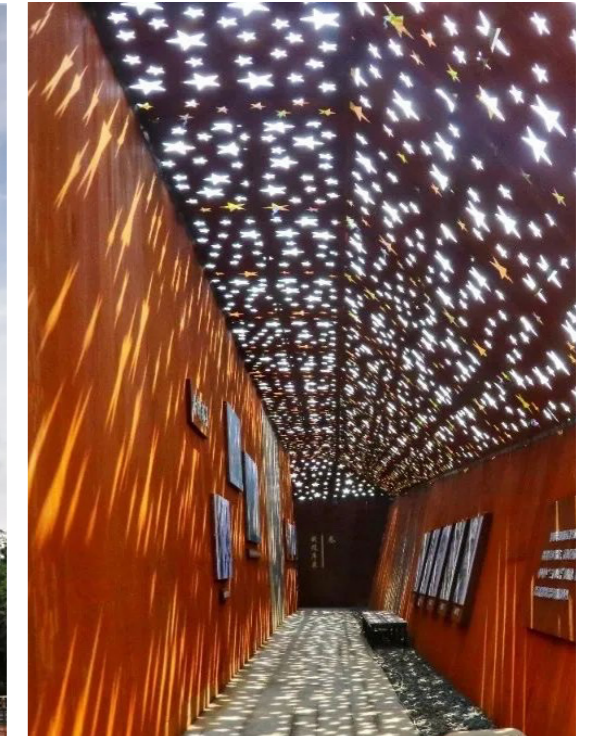
Textured surfaces resembling WW1 tunnels



Portland sandstone Cross of Sacrifice



Granite and Portland Sandstone Tower of Remembrance with names of tunnellers



Perforated lower tunnel ceiling depicting battle scenes in skies above



Corten Steel cut outs



Bronze statues of tunnellers



Advanced stock Peace tree



Bronze reliefs



Portal openings and large format photos

Soft Works Character

Feature Tree Species Palette



ATRACTOCARPUS fitzalanii
H: 5-10m | W: 2-4m



BRACHYCHITON rupestris
H: 8-20m | W: 5-12m



OLEA europaea
H: 6-9m | W: 6-9m

Large to Medium Tree Species Palette



BRACHYCHITON populneus
H: 8-15m | W: 5-10m



CUPANIOPSIS anacardioides
H: 8-12m | W: 4-8m



MELALEUCA bracteata
H: 3-15m | W: 3-6m



MELALEUCA quinquenervia
H: 8-15m | W: 5-10m



WATERHOUSEA floribunda
H: 15-20m | W: 6-8m

Small Tree Species Palette



LEPTOSPERMUM brachyandrum
H: 4-6m | W: 3-5m



LEPTOSPERMUM petersonii
H: 3-5m | W: 2-3m



MELALEUCA viminalis
H: 5-8m | W: 2-6

Soft Works Character

Understorey Species Palette

Subject to availability the following species will be used:

Shrubs

ACMENA spp

BREYSIA oblongifolia

CALLISTEMON spp

EREMOPHILA maculata

LEPTOSPERMUM brachyandrum

MELALEUCA bracteata

SYZYGIUM spp

XANTHORREA johnsonii

Groundcovers

ARENARIA montana

ASPLENIUM spp

BANKSIA 'Birthday Candles'

CAREX testacea 'Orange Sedge'

COREOPSIS spp

DIANELLA revoluta 'Flax Lily'

DIETES 'Butterfly Iris'

LIRIOPE muscari

LOMANDRA hystrix

LOMANDRA 'Little Lime'

MYOPORUM parvifolium

NANDINA nana

PATTERSONIA 'Long Purple Flag'

PENNISETUM 'Purple Foxtail Grass'

PENNISETUM 'Swamp Foxtail Grass'

THEMEDA triandra



O2 Landscape Architecture

ABN 22 704 400 505

Shop 3/42 Cordelia Street,
South Brisbane, QLD 4101
(07) 3831 0681

mail@o2la.com.au
www.o2la.com.au

Industry Affiliations



Australian Institute of
Landscape Architects