

From: "Hannah Flynn" <hannah@northpointplanning.com.au>
Sent: Wed, 29 Apr 2026 15:03:32 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>;
"Kate Wilkes" <Kate.Wilkes@townsville.qld.gov.au>
Cc: "Meredith Hutton" <meredith@northpointplanning.com.au>; "Dale Armbrust"
<dale.armbrust@townsville.qld.gov.au>
Subject: NP25.206 - MCU26/0026 - Information Request - 30 Nix Street, West End
Attachments: ONP25.206 - IR Response.pdf

Good afternoon Kate,

Please find attached correspondence as the applicant's full response to the Information Request issued by Council on 22 April 2026 in relation to the above-mentioned application.

We trust the enclosed information is sufficient to assist Council in progressing its assessment and reaching a final determination.

Should you require any further information or clarification, please do not hesitate to contact our office.

Kind regards,

Hannah Flynn
Town Planner



E hannah@northpointplanning.com.au
P 07 4440 5282
W www.northpointplanning.com.au
A 613 Flinders Street | PO Box 4
Townsville Q 4810

This email and its attachments are confidential, and you should notify the sender if you have incorrectly received this email and delete the copy you have received. Any redistribution or reproduction of part or all of the contents in any form is prohibited. The content and opinions cannot be used to promote any product, goods, or services without the sender's prior written consent.

Our Reference: NP25.206
TCC Reference: MCU26/0026
HF

29 April 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via email: Kate.Wilkes@townsville.qld.gov.au

Attention: Planning and Development – Kate Wilkes

Dear Kate,

Response to Information Request Development Application for Material Change of Use – 3x3 Bedroom Units 30 Nix Street, West End and formally identified as Lot 26 on T118297

Northpoint Planning act on behalf of the applicant, Hussar Investments, with respect to the abovementioned development application, and refer to the Information Request issued by Townsville City Council on 22 April 2026 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

Response to Information Request

The Information Request provided for 2 request items. In response to these items, please refer to Table 1 below.

Table 1 – Response to Information Request

Request Item 1 – Amended Plans

This item requires the applicant to provide amended plans which demonstrate the following:

- All vehicles leaving the site must be able to do so in a forward gear. It is unclear how this will be possible for vehicles reversing out of the proposed carport for unit 3.
- Sight lines for vehicles exiting the site must comply with AS2890.1.

In response to this item, please find amended plans at **Attachment 2**.

Request Item 2 – Bin Storage

This item requires the applicant to identify on the development plans where the wheelie bins are proposed to be stored for each unit.

In response to this item, please see this identified on the amended plans in **Attachment 2**.



Proceeding

We trust the attached information is sufficient for Council to continue their assessment of the application and look forward to the receipt of Council's draft conditions. We welcome the opportunity to discuss the application with Council further, should any additional clarification or information be required.

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

Yours faithfully,

Hannah Flynn

TOWN PLANNER

Northpoint Planning

Attachment 1 – TCC Information Request

Attachment 2 – Amended Plans



Attachment 1



Date >> 22 April 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Hussar Investments
C/- Northpoint Planning
PO Box 4
TOWNSVILLE QLD 4810

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

Email >> hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 22 April 2026 please be advised that, upon review of the below mentioned development application, further information is required to undertake a comprehensive assessment. In accordance with section 12 of Development Assessment Rules under the *Planning Act 2016* the following information is requested.

Application Details

Application no:	MCU26/0026
Assessment no:	0947007
Proposal:	Multiple Dwelling - 3 x 3 Bedroom Units
Street address:	30 Nix Street WEST END QLD 4810
Real property description:	Lot 26 T 118297
Applicant's reference:	NP25.206

The information requested is set out below >>

Request Item 1 - Amended Plans

The applicant is requested to provide amended plans which demonstrate the following:

- All vehicles leaving the site must be able to do so in a forward gear. It is unclear how this will be possible for vehicles reversing out of the proposed carport for unit 3.
- Sight lines for vehicles exiting the site must comply with AS2890.1.

Reason

To demonstrate compliance with the Transport impact, access, and parking code of the Townsville City Plan.

Advice

PO13 of the Transport impact, access, and parking code explicitly requires that "all vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion." It is recommended for the applicant to consider reducing the rear unit to a 2-bedroom capacity to increase the space available for safe vehicle manoeuvring.

Request Item 2 - Bin Storage

The applicant is requested identify on the development plans where the wheelie bins are proposed to be stored for each unit.

Reason

To demonstrate compliance with Performance Outcome PO10 and PO17 of the Low density residential zone code of the Townsville City Plan.

End of Information Request >>

Under the provisions of the Development Assessment Rules under the *Planning Act 2016*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules under the *Planning Act 2016*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

You may wish to follow the progress of this application using PD Online on Council's website www.townsville.qld.gov.au

If you have any further queries in relation to the above, please do not hesitate to contact Kate Wilkes on telephone 07 47279418 or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development



Attachment 2

PROPOSED UNITS

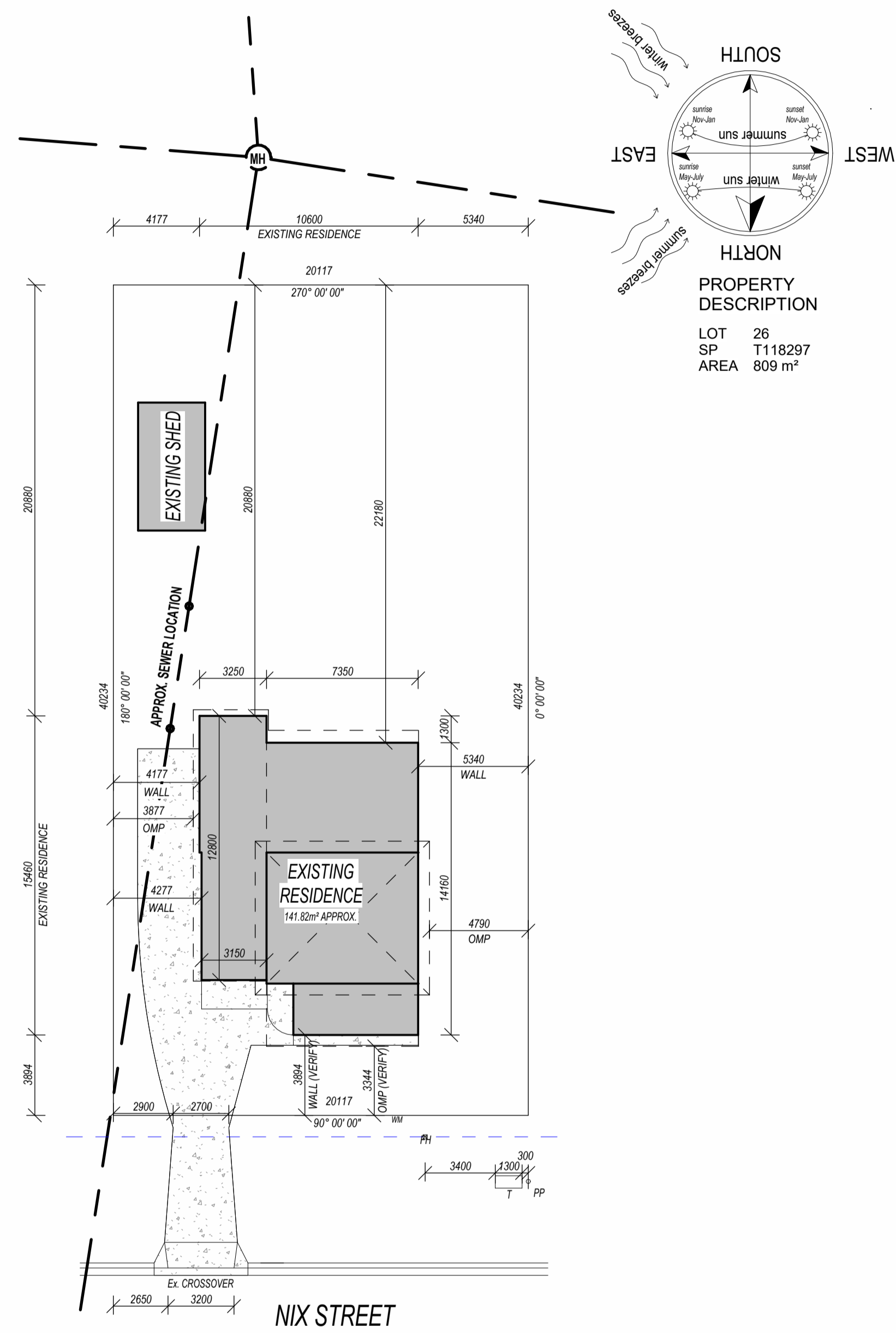
FOR:
REMIVIA PROJECTS

AT:
**30 NIX STREET
 WEST END
 TOWNSVILLE**

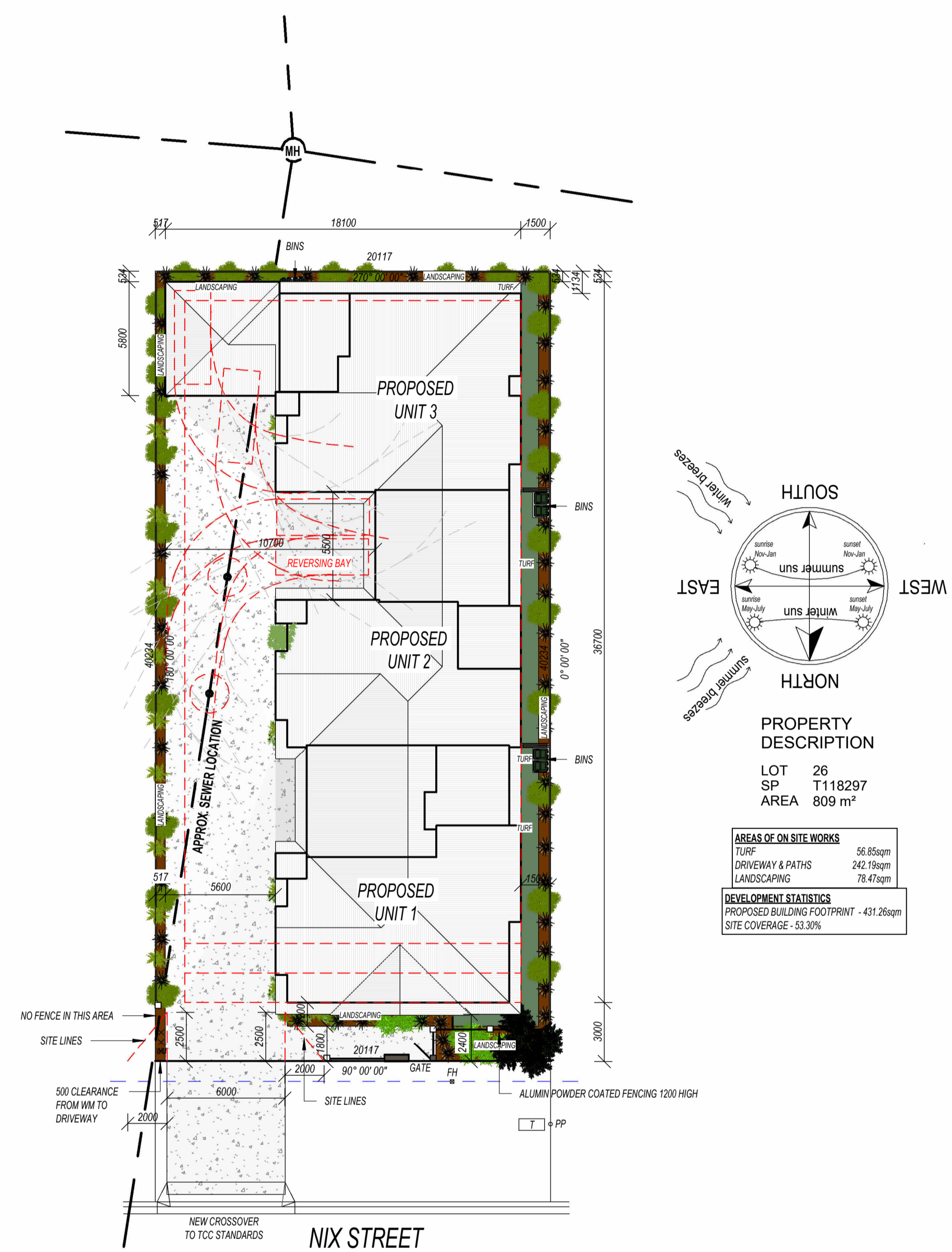
DRAWING SCHEDULE

- 0 COVERSHEET
- 1 SITE PLANS
- 2 FLOOR PLAN & ELEVATIONS





2 EXISTING SITE PLAN
 1 : 200 AT A1 SHEET SIZE



1 PROPOSED SITE PLAN
 1 : 200 AT A1 SHEET SIZE

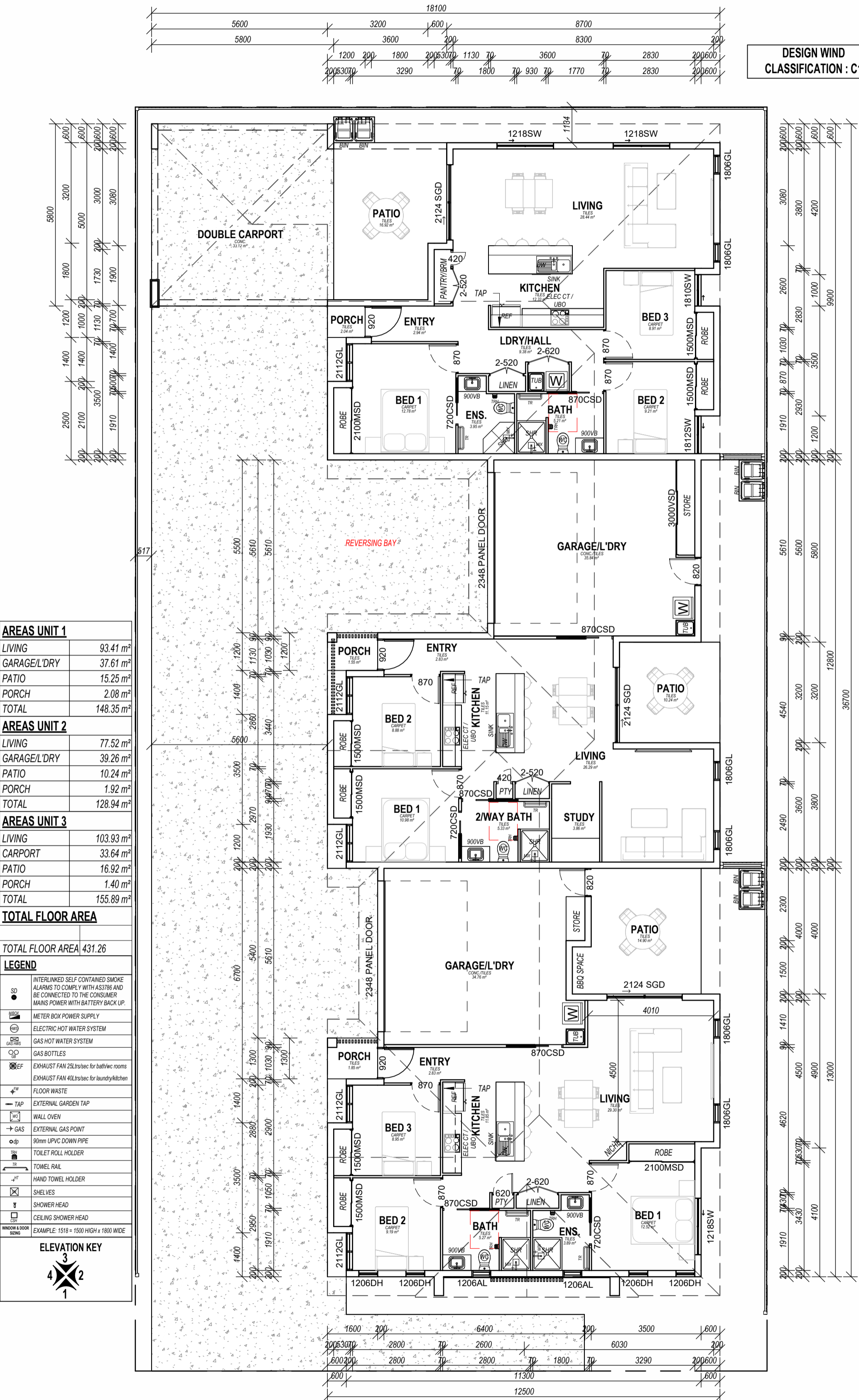
AREAS OF ON SITE WORKS	
TURF	56.85sqm
DRIVEWAY & PATHS	242.19sqm
LANDSCAPING	78.47sqm

DEVELOPMENT STATISTICS	
PROPOSED BUILDING FOOTPRINT	431.26sqm
SITE COVERAGE	53.30%

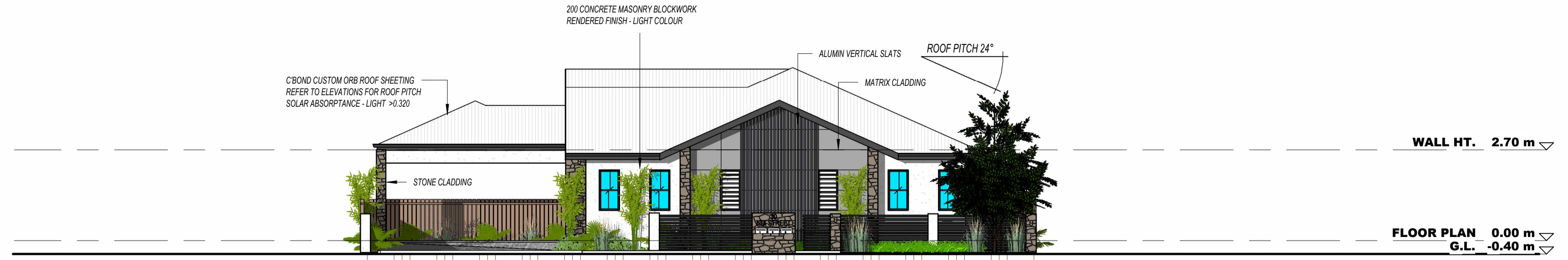
PROJECT ISSUE & DESCRIPTION	PRELIMINARY	<p>CB DESIGNS BUILDING DESIGN & DRAFTING ABRN 112 837 297 License No. 5722288 66 Baywater Road, Hyde Park QLD 4812 PO Box 4527, Inwood QLD 4814 Tel: (07) 4778 4199</p>	PROJECT: PROPOSED UNITS	BUILDER:	
			CLIENT: REMIVIA PROJECTS		
NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REQS. & S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.			SITE: 30 NIX STREET WEST END TOWNSVILLE	DATE: 29/04/2026 10:47:03 AM DRAWN: CE SCALE: 1 : 200 SHEET No: 1	JOB NO: 25-331 CLIENT JOB NO:

BUILDING EXPOSURE SUBURBAN PROVIDE BULK INSULATION TO CEILING SPACE OR APPROVED EQUIVALENT TO R2.5MIN	DESIGN WIND CLASSIFICATION : C1 SPEEDRACE ROOF CROSS BRACING REFER ROOF TRUSS MANUF.'S SPEC.
--	--

DESIGN WIND CLASSIFICATION : C1



1 FLOOR PLAN
1 : 100 AT A1 SHEET SIZE



2 ELEVATION 1
1 : 100 AT A1 SHEET SIZE



3 ELEVATION 2
1 : 100 AT A1 SHEET SIZE



4 ELEVATION 3
1 : 100 AT A1 SHEET SIZE



5 ELEVATION 4
1 : 100 AT A1 SHEET SIZE

PROJECT ISSUE & DESCRIPTION	PRELIMINARY	<p>CB DESIGNS BUILDING DESIGN & DRAFTING ABR 112 817 297 Licence No. 4572268 66 Baywater Road, Hyde Park QLD 4812 PO Box 4327, Inwood QLD 4814 Tel: (07) 4778 4199</p>	PROJECT: PROPOSED UNITS CLIENT: REMIVIA PROJECTS SITE: 30 NIX STREET WEST END TOWNSVILLE	BUILDER: <table border="1"> <tr> <td>DATE</td> <td>29/04/2026 10:47:15 AM</td> <td>JOB NO.</td> <td>25-331</td> </tr> <tr> <td>DRAWN</td> <td>CE</td> <td>SCALE</td> <td>1 : 100</td> </tr> <tr> <td>SHEET No.</td> <td>2</td> <td>CLIENT JOB No.</td> <td></td> </tr> </table>	DATE	29/04/2026 10:47:15 AM	JOB NO.	25-331	DRAWN	CE	SCALE	1 : 100	SHEET No.	2	CLIENT JOB No.	
DATE	29/04/2026 10:47:15 AM		JOB NO.	25-331												
DRAWN	CE	SCALE	1 : 100													
SHEET No.	2	CLIENT JOB No.														
NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. CLAIMY WITH ALL RELEVANT AUTHORITY FEES & B.S.A. FIGURED MEASUREMENTS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON-SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.																