



Date 24 November 2025

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 21 November 2025 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

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<b>Application no:</b>	MCU25/0075
<b>Assessment no:</b>	2636134
<b>Proposal:</b>	Multiple Dwelling (81 x Dwelling Units)
<b>Street address:</b>	344-346 Ross River Road CRANBROOK QLD 4814
<b>Real property description:</b>	Lot 2 RP 721729 Lot 1 RP 721729 Lot 3 SP 146326
<b>Applicant's reference:</b>	44062-001-01

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The information requested is set out below

#### Request Item 1 - Amended Plans

The applicant is requested to provide amended plans incorporating the following design changes to improve the interface and engagement with the Ross River Road frontage:

- Clear pedestrian pathway access including a structure or gateway from Ross River Road that is separate from the driveway, and connects to an internal pedestrian pathway and communal space;
- Consideration of size of the private open space areas and demonstrate that each unit is provided with sufficient area to meet the resident's needs; and
- Redesign the ground floor elevation to provide built form elements to activate the street frontage and conceal the car parking on ground level from public view.

### **Reason**

To demonstrate compliance with overall outcome 3(b) of the Medium density residential zone code - Built form creates an attractive and pedestrian oriented streetscape which integrates with nearby centres, public transport and community activities;

As well as, to demonstrate compliance with Performance Outcome PO8, PO10 and PO20 of the Medium density residential zone code of the Townsville City Plan.

### **Request Item 2 - Amended Plans - Communal Open Space**

The applicant is requested to provide amended plans demonstrating provision of communal open space to service the proposed development, inclusive of appropriate facilities/embellishments to create flexible, usable spaces for residents.

### **Reason**

To demonstrate compliance with Performance Outcome PO25 & PO26 of the Medium density residential zone of the Townsville City Plan.

### **Advice**

- Consider better utilisation of the following areas for providing embellished communal space;
  - Ground floor fronting Ross River Road;
  - open internal hallway/foyer spaces on each level;
  - next to the pad mount transformer
  - Road reserve at the rear of the property
- Appropriate facilities/ embellishments includes;
  - Play areas such as basketball hoops, table tennis and/or children's play equipment
  - Shaded seating areas with tables and barbeques
  - Green roofs, green walls or community gardens.
  - Areas for skateboard or scooter riding with seating for supervision of younger children.

### **Request Item 4 - Private Open Space, Utilities and Facilities**

The applicant is requested to demonstrate the location of any utilities such as gas, water tanks or air-conditioning units for each dwelling unit, ensuring these are located outside of proposed private open space.

The applicant is further requested to confirm if external clothes drying facilities are proposed and, if so, similarly demonstrate their location.

### **Reason**

To demonstrate compliance with Performance Outcome PO9 and PO24 of the Medium density residential zone code of the Townsville City Plan.

### **Advice**

The applicant is advised that external, non-mechanical drying facilities are encouraged to appropriately promote sustainable practices including energy efficiency and water conservation.

### **Request Item 5 - Amended Plans - Dimensions**

The applicant is requested to provide amended plans which clearly show the proposed building dimensions, setbacks, and areas of encroachments to include:

- Elevations which include dimensions of the overall height of the proposed buildings;
- Dimensions of the balconies for each unit type including the area per square meter;

- Dimensions of setbacks from front, side and rear boundaries to the outermost projection of the building.
- An encroachment plan which highlights all of the parts of the building which are located within the setbacks prescribed within Table 6.2.2.3(b)-Building setbacks Medium density residential zone

#### Reason

To demonstrate compliance with Performance Outcome PO21 of the Medium density residential zone code of the Townsville City Plan.

#### Request Item 6 - Albert Street Access

The proposed exit-only onto Albert Street is considered to pose safety risks to pedestrians given the highly constrained sight lines caused by the existing block wall along the eastern access of the boundary, even with mitigation measures in place such as speed humps, convex mirrors or signage.

The applicant is requested to consider alternative measures to improve safety at this location, such as converting the access to entry-only.

#### Reason

To demonstrate compliance with Performance Outcome PO7 of the Transport impact, access and parking code of the Townsville City Plan.

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#### 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](http://www.townsville.qld.gov.au)

If you have any further queries in relation to the above, please do not hesitate to contact Jayne Carter on telephone 07 4727 9428, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jayne Carter', with a large, stylized initial 'J'.

**For Assessment Manager**  
Planning and Development