

From: "Isis Cooper" <Isis@northpointplanning.com.au>
Sent: Fri, 17 Jul 2026 12:21:21 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Lachlan Pether" <lachlan.pether@townsville.qld.gov.au>; "Meredith Hutton" <meredith@northpointplanning.com.au>
Subject: NP24.041 | MCU26/0025 - Information Request Response - 65 Stagpole Street, West End
Attachments: ONP24.041 - Information Request Response.pdf

Good afternoon,

Please find the **attached** correspondence as the applicant's full response to the Information Request issued by Council on 1 June 2026 in relation to the above-mentioned application.

Please do not hesitate to contact our office if you require any further information.

Kind Regards,

Isis Cooper
Student Planner



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Townsville Q 4810

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Our Reference: NP24.041
TCC Reference: MCU26/0025
IC.MM.

17 July 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via email: lachlan.pether@townsville.qld.gov.au

Attention: Planning and Development – Lachlan Pether

Dear Lachlan,

Response to Information Request

Development Application for Material Change of Use – Multiple Dwelling (4 Units)

65 Stagpole Street, West End and formally identified as Lot 3 on SP338397

Northpoint Planning act on behalf of the applicant, T. & R. Akinyemi, with respect to the abovementioned development application, and refer to the Information Request issued by Townsville City Council on 1 June 2026 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

In response to Council's Information Request, development plans have been amended to incorporate necessary changes (refer **Attachment 2**). In particular, the changes primarily relate to the reduction of proposed units from four (4) to three (3), alongside the removal of discrepancies within the proposal plans and provision of one additional in-tandem parking space. It is requested that the amended plans are taken to supersede the previously submitted development plans.

Response to Information Request

The Information Request provided for three (3) 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 to clearly identify the layout of each unit, specifically:

- Removal of 'Office Tayo' and 'Office Rashi' as indicated within Future Unit 1.
- Inclusion of kitchenette and laundry within Future Unit 2.
- Enclosure/clarification on the shared wall between Future Unit 2 and Future Unit 4.
- Removal of 'Future' labelling throughout proposal plans and/or confirm timing for stages.



In response to this item, it's confirmed that each of the requested items have been adopted and included with the amended architectural plans - refer **Attachment 2**.

Request Item 2 – Car Parking Rate

This request item requires the applicant to provide a revised site layout which either includes additional onsite parking spaces or reduces the number of proposed units.

In response to this item, the proposed development plans have been amended to reduce the number of units proposed. Specifically, the amended layout reduces the number of units from four (4) to three (3), combining previously proposed Units 3 & 4 into 1 (one) x 4-bedroom unit encompassing the second-storey. Additionally, the proposed internal carparking arrangements have been amended to provide one (1) additional in-tandem visitor parking space to the eastern property boundary.

The amended site layout provisions a total of six (6) parking spaces, inclusive of two (2) visitor parking spaces, and therefore achieves the nominated parking rate for a 3-unit multiple dwelling. On this basis, it's considered the revised site layout adequately mitigate adverse off-site parking impacts as a result of the proposed development and can be supported by Council.

Request Item 3 – Vehicle Manoeuvring

This request item requires the applicant to provide vehicle movement swept paths demonstrating safe and convenient manoeuvring to/from the site and within on-site parking areas.

In response to this item, please find vehicle swept path plans prepared by STP Consultants at **Attachment 3**. It is considered the provided plans suitably demonstrate that passenger vehicles can efficiently and safely enter and exit the site and manoeuvre within the proposed internal carparking areas.

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,

Mary McCarthy

SENIOR PLANNER
Northpoint Planning

Attachment 1 – TCC Information Request

Attachment 2 – Amended Plans

Attachment 3 – Swept Path Plans prepared by STP Consultants



Attachment 1



Date >> 01 June 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

A Akinyemi, R Akinyemi
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 1 June 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:	MCU26/0025
Assessment no:	0934065
Proposal:	Multiple Dwelling - 4 Units
Street address:	65 Stagpole Street WEST END QLD 4810
Real property description:	Lot 3 SP 338397
Applicant's reference:	NP24.041

The information requested is set out below >>

Request Item 1 - Amended Plans

The applicant is requested to provide amended plans to clearly identify the layout of each unit, in particular the following:

- Removal of 'Office Tayo' and 'Office Rashi' as indicated within Future Unit 1.
- Inclusion of kitchenette and laundry within Future Unit 2 to ensure the unit is self-contained.
- Enclosure/clarification on the shared wall between Future Unit 2 and Future Unit 4.
- Removal of 'Future' labelling throughout proposal plans and/or confirm timing for stages (if relevant).

Reason

To ensure the development is appropriately designed to align with the Multiple Dwelling use definition.

Request Item 2 - Car Parking Rate

The applicant is requested to provide a revised layout that either:

- a) Includes additional onsite parking spaces to align with the required parking rates for a Multiple dwelling use; or
- b) Reduces the number of units to better align with the car parking rates of the code.

Reason

To demonstrate compliance with part 9.3.5 Transport impact, access and parking code and SC6.10 Parking rates planning scheme policy of the Townsville City Plan.

Advice

The current carparking provided on-site is not considered sufficient to accommodate four units. At the rate proposed, Council considers that a three-unit development would better align with the site in meeting relevant planning scheme requirements and demands of the use and is consistent with previous developments of the same nature.

Request Item 3 - Vehicle Manoeuvring

The applicant is requested to provide vehicle movement swept paths from a qualified RPEQ demonstrating vehicles can safely and conveniently manoeuvre to/from the site as well as internally manoeuvre to/from the onsite carparking spaces.

Reason

To demonstrate compliance with the Townsville City Plan Performance Outcome PO13 and PO20 of the Transport impact, access and parking code and PO33 of the Works Code.

Advice

The exit motion appears to be restricted for vehicles exiting carpark 1, 4 and the visitor and possibly obstructed by the porch access and the garden located on unit 1 external wall.

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 Lachlan Pether on telephone 07 4417 5847 or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Jones'.

For Assessment Manager
Planning and Development



Attachment 2



INTERIORS

huddy
moore

ARCHITECTURE

admin@huddymoore.com.au
www.huddymoore.com.au

**PLANNING
APPLICATION**

NEW RESIDENTIAL DWELLING

65 STAGPOLE ST |
WEST END | QLD | 4810

**PROJECT HM2403
REV B**

ISSUE DATE: 10/06/2026

DRAWING SCHEDULE:

DRAWING	PHASE	DWG #	REV.	DATE
COVER SHEET	DA	A0000	B	10.06.2026
DRAWING TRANSMITTAL	DA	A0001	B	10.06.2026
SITE PLAN	DA	A0101	B	10.06.2026
DIMENSION PLAN: GROUND FLOOR - PART PLAN 1	DA	A1200	B	10.06.2026
DIMENSION PLAN: GROUND FLOOR - PART PLAN 2	DA	A1201	B	10.06.2026
DIMENSION PLAN: LEVEL 1 - PART PLAN 1	DA	A1202	B	10.06.2026
DIMENSION PLAN: LEVEL 1 - PART PLAN 2	DA	A1203	B	10.06.2026
DIMENSION PLAN: ROOF	DA	A1204	B	10.06.2026
ELEVATIONS (1)	DA	A2000	B	10.06.2026
ELEVATIONS (2)	DA	A2001	B	10.06.2026
INDICATIVE 3D VIEWS (1)	DA	A7000	B	10.06.2026
INDICATIVE 3D VIEWS (2)	DA	A7001	B	10.06.2026
INDICATIVE 3D VIEWS (3)	DA	A7001	B	10.06.2026

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T & R AKINYEMI
PROJECT
NEW RESIDENTIAL DWELLING
PROJECT ADDRESS
65 STAGPOLE ST | WEST END | QLD | 4810

DRAWING
DRAWING TRANSMITTAL
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
N/A

PROJECT NO PHASE DRAWING NO REV DATE
HM2403 - IFC - A0001 - B - 10/06/2026

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AREA SCHEDULE - FUTURE UNITS

UNIT 1	113 m2
UNIT 2	120 m2
UNIT 3	353 m2
TOTAL GFA	586 m2
NO. CARS ON SITE	6

LEGEND

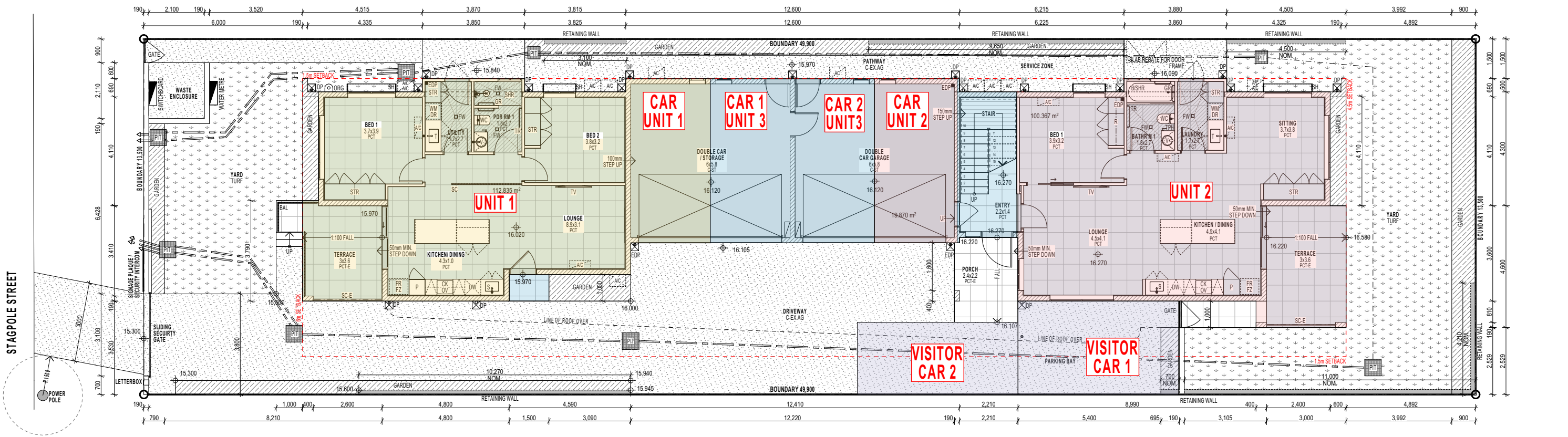
A/C	AIR CONDITIONER
C-BM	CONCRETE - BROOM FINISH
C-EA	CONCRETE - EXPOSED AGG.
C-HON	CONCRETE - STEEL TROWEL FINISH
CL	CLOTHES LINE
DP	DOWNPIPE
EDP	EXTERNAL DOWNPIPE
NOM.	NOMINAL
ORG	OVERFLOW RELIEF GULLY
PCT-E	PORCELAIN TILE - EXTERNAL

AREA SCHEDULE - SITE

CONCRETE - EXPOSED	186 m2
GARDEN / PLANTING	52 m2
TURF	129 m2
PORCH	12 m2

AREA SCHEDULE - UNDER ROOF

GARAGE	78 m2
TERRACE / BALCONIES	55 m2
GROUND FLOOR INTERNAL	185 m2
LEVEL 1 INTERNAL	268 m2
TOTAL GFA	586 m2



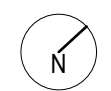
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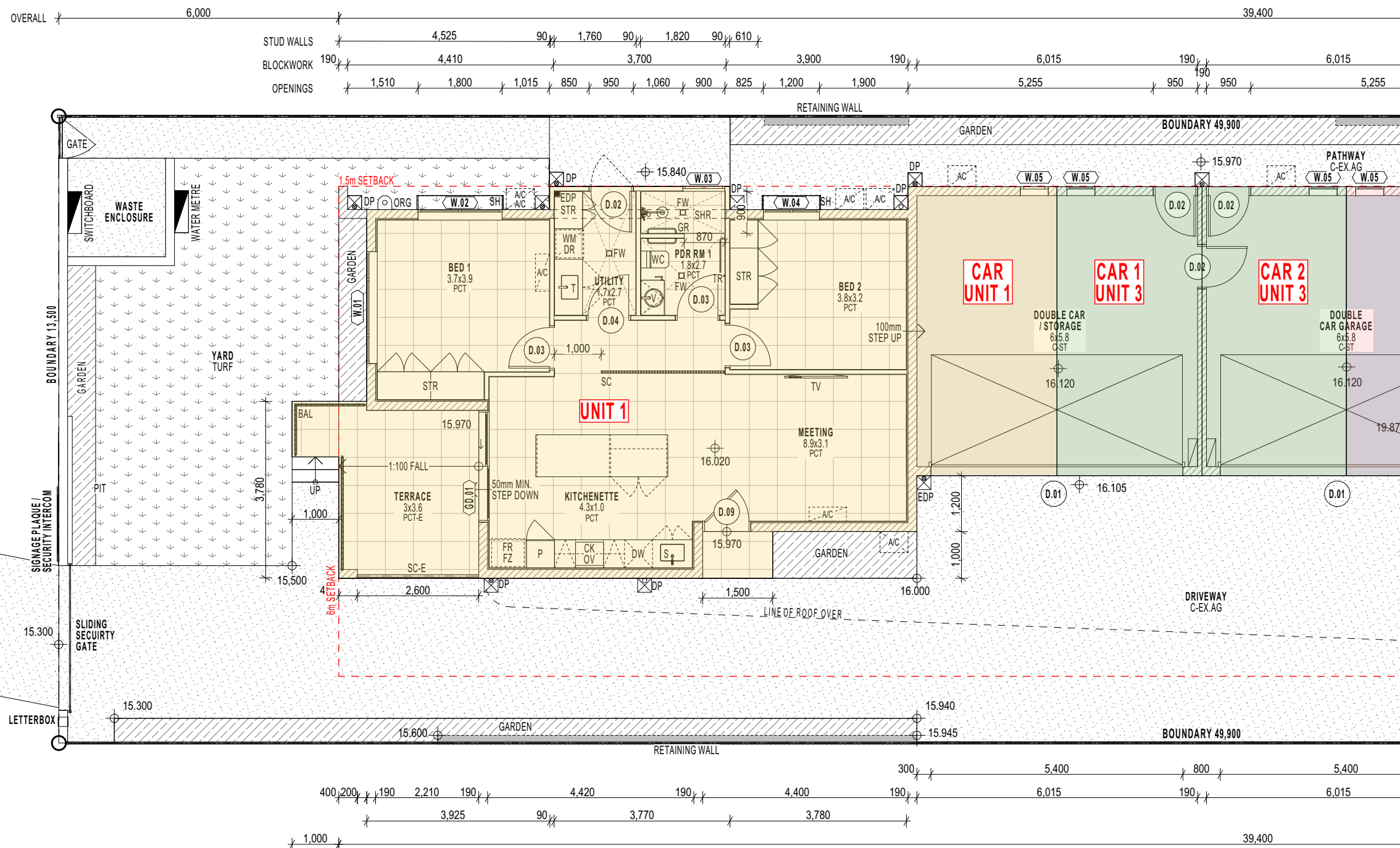
DRAWING
OVERALL SITE PLAN
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:150 @ A3



PROJECT NO HM2403 - PHASE IFC - DRAWING NO A0100 - REV B - DATE 10/06/2026

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STAGPOLE STREET



LEGEND	
A/C	AIR CONDITIONER
B	BATH
C-BF	CONCRETE - BROOM FINISH
C-EX	CONCRETE - EXPOSED AGGREGATE
C-ST	CONCRETE - STEEL TROWEL
CK	COOKTOP
CL	CLOTHES LINE
CSD	CAVITY SLIDING DOOR
D.OX	DOOR NUMBER
DP	DOWNPIPE
DR	CLOTHES DRYER
DW	DISHWASHER
FR	REFRIGERATOR
FW	FLOOR WASTE
FZ	FREEZER
GR	GRAB RAIL
HDW	HARD WOOD FLOORING
OV	OVEN
P	PANTRY
PCT	PORCELAIN FLOOR TILES
PCT-E	PORCELAIN TILES - EXTERNAL
R	ROBE
S	SINK
SC	DECORATIVE SCREEN
SC-E	DECORATIVE SCREEN - EXTERNAL
SH	SUNHOOD
SHL	SHELVING
SHR	SHOWER
STR	STORAGE
T	LAUNDRY TUB
TPH	TOILET PAPER HOLDER
TR	TOWEL RAIL
TV	TELEVISION
V	VANITY
WC	WATER CLOSET (TOILET)
WM	WASHING MACHINE
W.OX	WINDOW NUMBER

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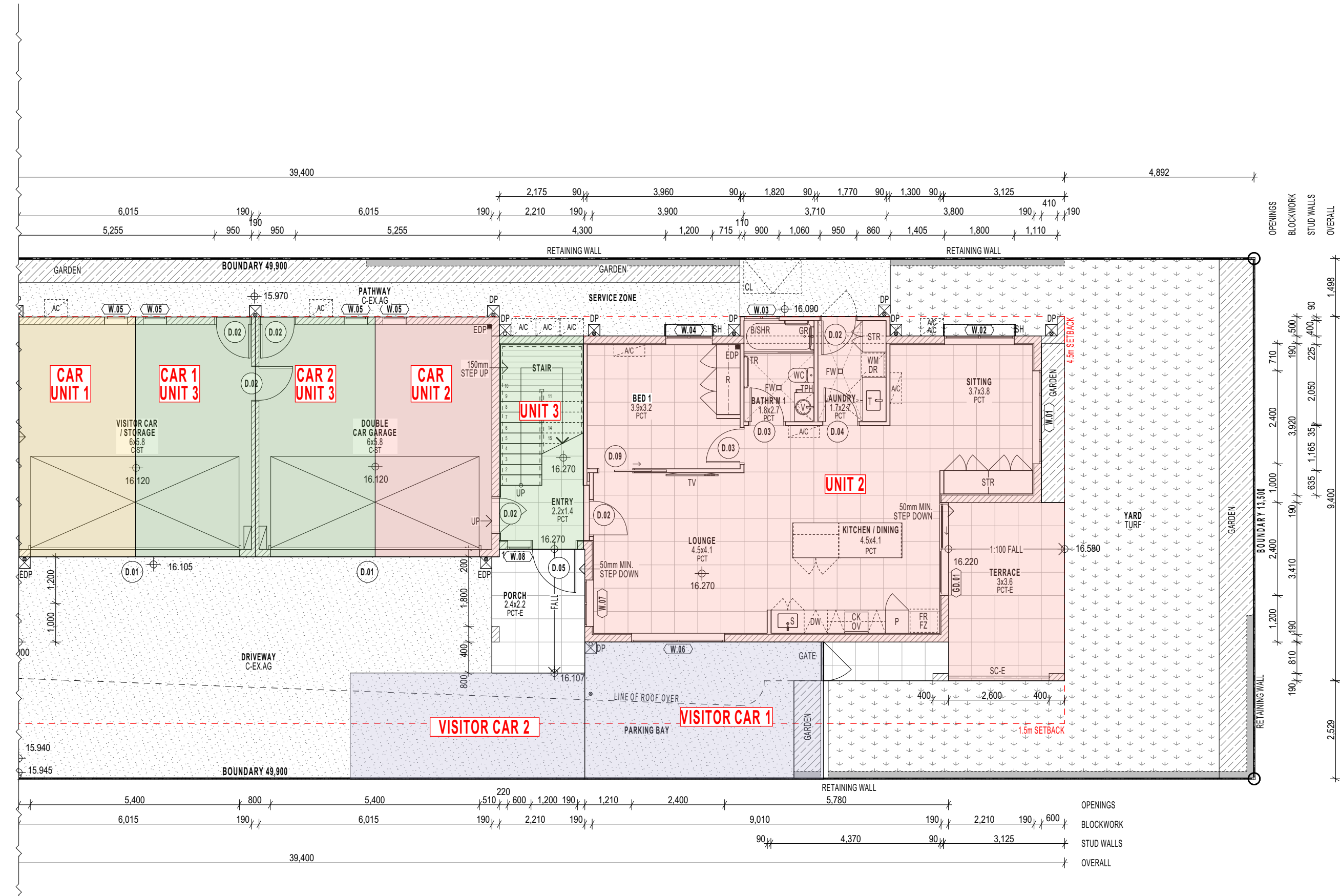
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DIMENSION PLAN: GROUND FLOOR - PART PLAN 1
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:100 @ A3



PROJECT NO	PHASE	DRAWING NO	REV	DATE
HM2403	IFC	A1200	B	10/06/2026



LEGEND	
A/C	AIR CONDITIONER
B	BATH
C-BF	CONCRETE - BROOM FINISH
C-EX	CONCRETE - EXPOSED AGGREGATE
C-ST	CONCRETE - STEEL TROWEL
CK	COOKTOP
CL	CLOTHES LINE
CSD	CAVITY SLIDING DOOR
D.OX	DOOR NUMBER
DP	DOWNPIPE
DR	CLOTHES DRYER
DW	DISHWASHER
FR	REFRIGERATOR
FW	FLOOR WASTE
FZ	FREEZER
GR	GRAB RAIL
HDW	HARD WOOD FLOORING
OV	OVEN
P	PANTRY
PCT	PORCELAIN FLOOR TILES
PCT-E	PORCELAIN TILES - EXTERNAL
R	ROBE
S	SINK
SC	DECORATIVE SCREEN
SC-E	DECORATIVE SCREEN - EXTERNAL
SH	SUNHOOD
SHL	SHELVING
SHR	SHOWER
STR	STORAGE
T	LAUNDRY TUB
TPH	TOILET PAPER HOLDER
TR	TOWEL RAIL
TV	TELEVISION
V	VANITY
WC	WATER CLOSET (TOILET)
WM	WASHING MACHINE
W.OX	WINDOW NUMBER

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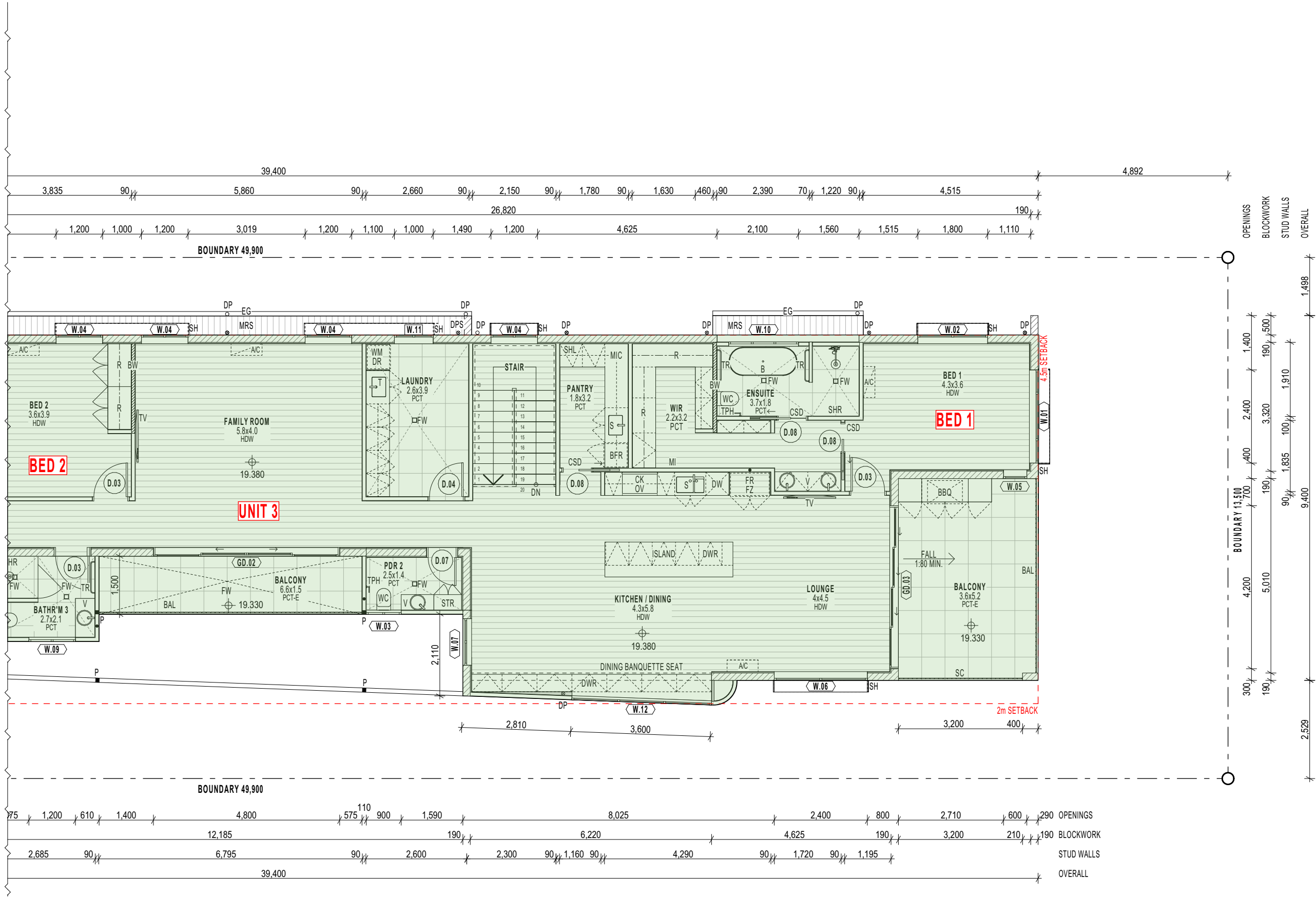
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DIMENSION PLAN: GROUND FLOOR - PART PLAN 2
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:100 @ A3



PROJECT NO	PHASE	DRAWING NO	REV	DATE
HM2403	- IFC	- A1201	- B	10/06/2026



LEGEND	
A/C	AIR CONDITIONER
B	BATH
BW	PLY BRACING WALL
C-BF	CONCRETE - BROOM FINISH
C-EX	CONCRETE - EXPOSED AGGREGATE
C-ST	CONCRETE - STEEL TROWEL
CK	COOKTOP
CL	CLOTHES LINE
CSD	CAVITY SLIDING DOOR
D	DESK
D.OX	DOOR NUMBER
DP	DOWNPIPE
DR	CLOTHES DRYER
DW	DISHWASHER
DWR	DRAWER
EG	EAVES GUTTER
FR	REFRIGERATOR
FW	FLOOR WASTE
FZ	FREEZER
HDW	HARD WOOD FLOORING
OV	OVEN
MRS	METAL ROOF SHEETING
P	POST
PCT	PORCELAIN FLOOR TILES
PCT-E	PORCELAIN TILES - EXTERNAL
R	ROBE
S	SINK
SC	DECORATIVE SCREEN
SC-E	DECORATIVE SCREEN - EXTERNAL
SH	SUNHOOD
SHL	SHELVING
SHR	SHOWER
STR	STORAGE
T	LAUNDRY TUB
TPH	TOILET PAPER HOLDER
TR	TOWEL RAIL
TV	TELEVISION
V	VANITY
WC	WATER CLOSET (TOILET)
WM	WASHING MACHINE
W.OX	WINDOW NUMBER

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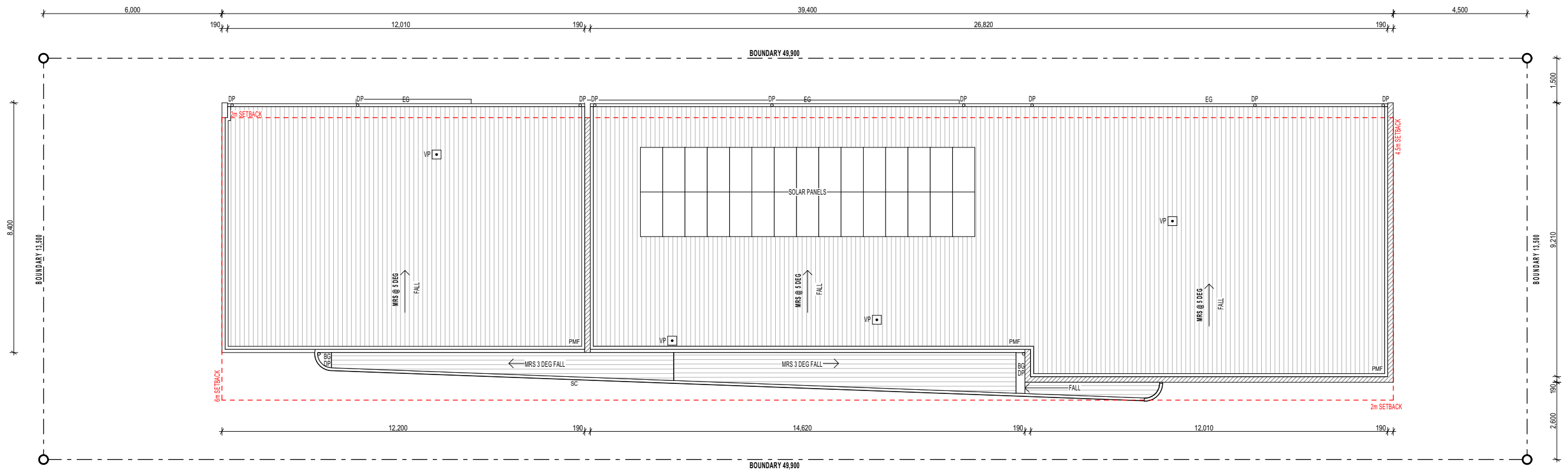
CLIENT
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PROJECT
NEW RESIDENTIAL DWELLING
PROJECT ADDRESS
65 STAGPOLE ST | WEST END | QLD | 4810

DRAWING
DIMENSION PLAN: LEVEL 1 - PART PLAN 2
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:100 @ A3



PROJECT NO PHASE DRAWING NO REV DATE
HM2403 - IFC - A1203 - B - 10/06/2026

LEGEND	
DEG	DEGREES
DP	DOWNPIPE
EG	EAVES GUTTER
PMF	PRESSED METAL FLASHING
MRS	METAL ROOF SHEETING
SC	SCREENING



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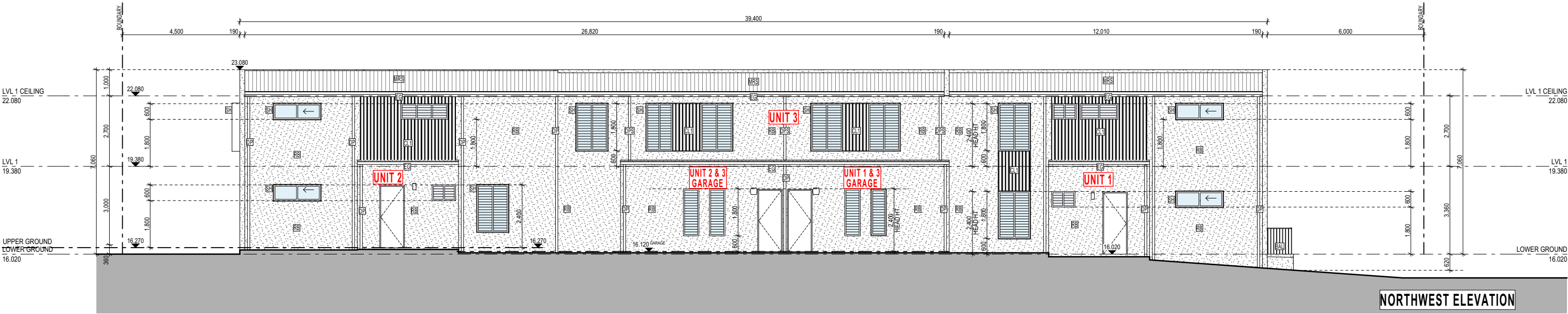
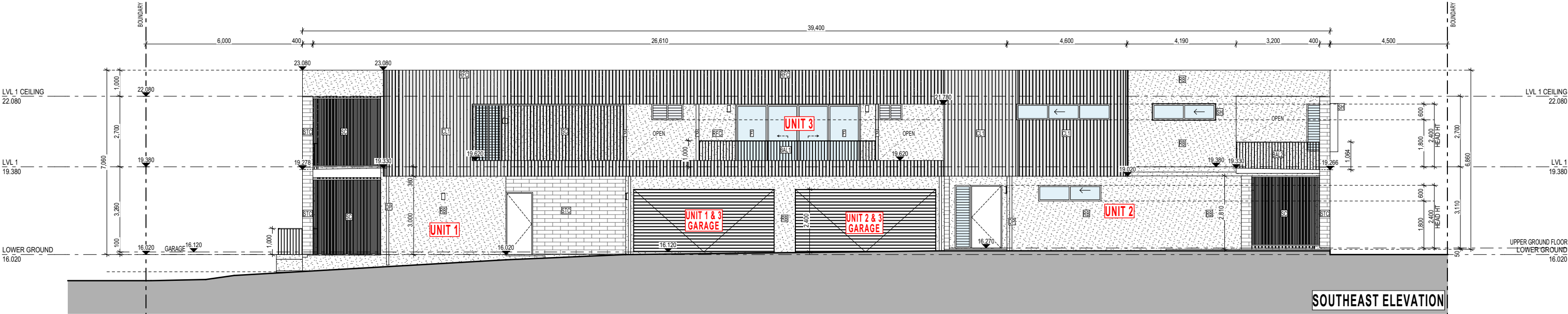
CLIENT
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DRAWING
DIMENSION PLAN: ROOF
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:150 @ A3



PROJECT NO	PHASE	DRAWING NO	REV	DATE
HM2403	IFC	A1204	B	10/06/2026

LEGEND	
BAL1	BALUSTRADE TYPE 1
BAL2	BALUSTRADE TYPE 2
CL1	CLADDING TYPE 1
CF	CEILING FAN
DP	DOWNPIPE
DPS	DOWNPIPE W/ SPREADER
EG	EAVES GUTTER
F	FIXED GLASS
HT	HEIGHT
LV	LOUVRE GLASS WINDOW
MRS	METAL ROOF SHEETING
P	POST
PLV	PRIVACY LOUVRE WINDOW
SC	SCREENING
SH	SUNHOOD
STC	STONE LOOK CLADDING
RB	RENDERED BLOCKWORK
RFC	RENDERED FIBRE CEMENT



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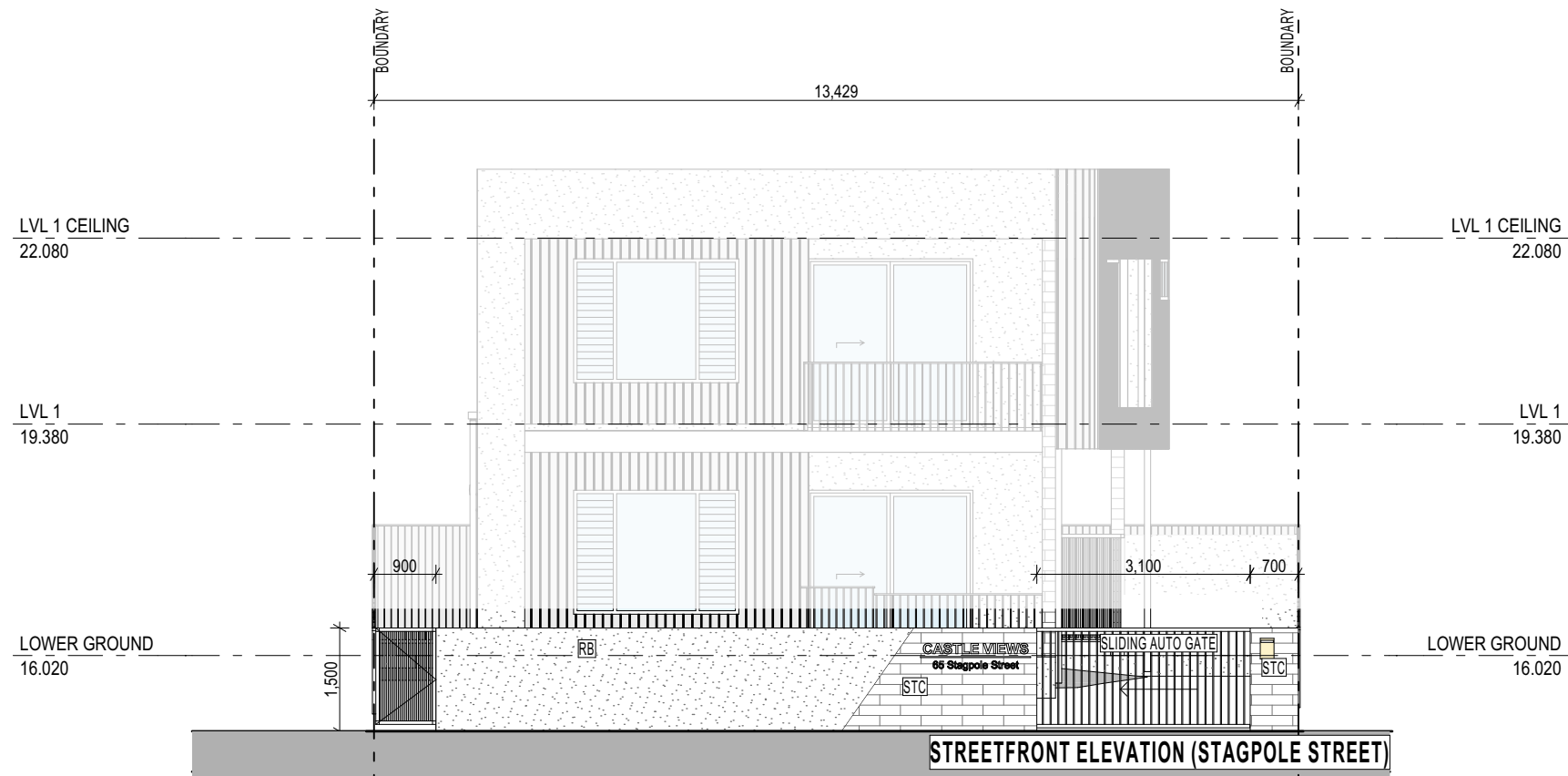
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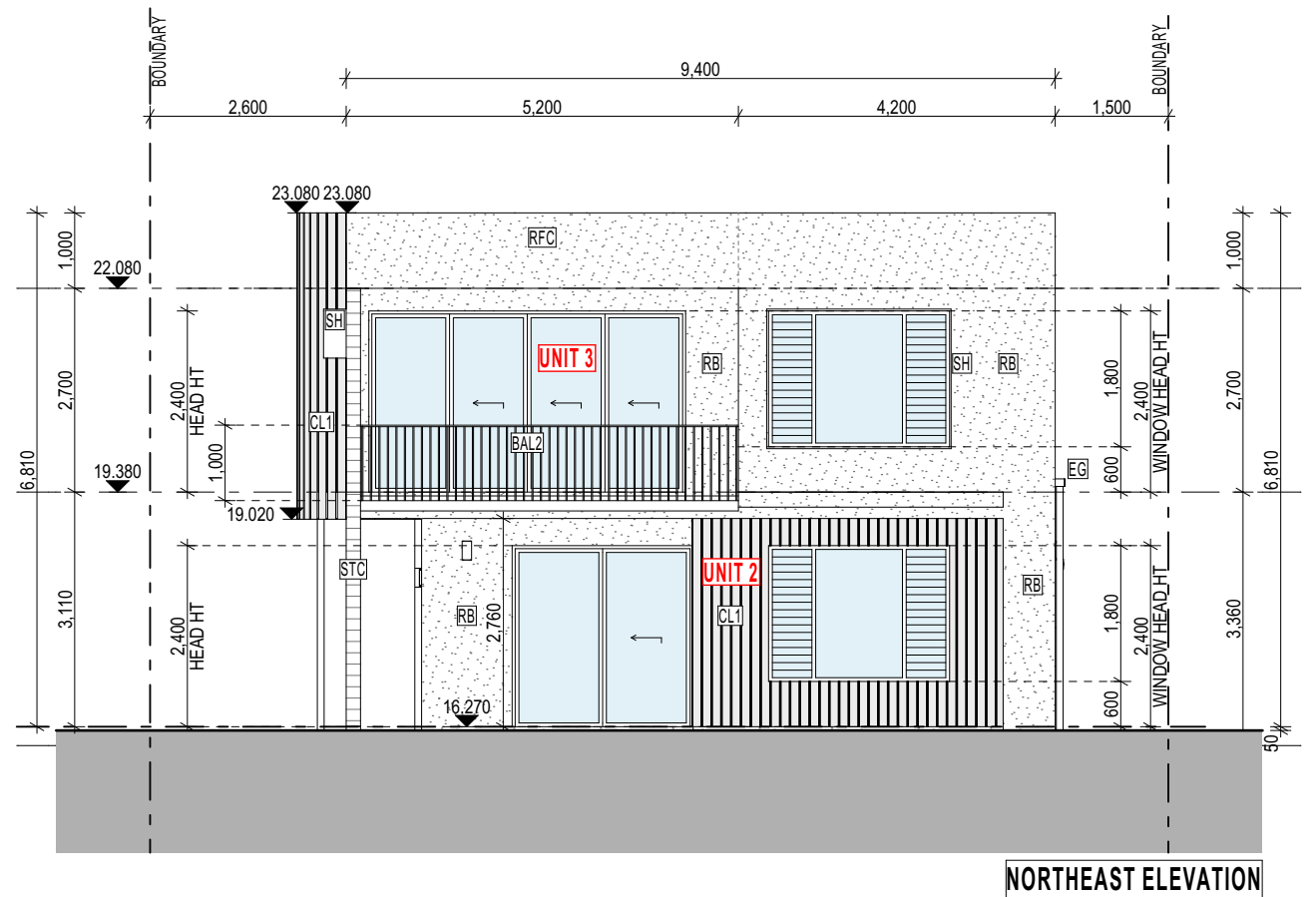
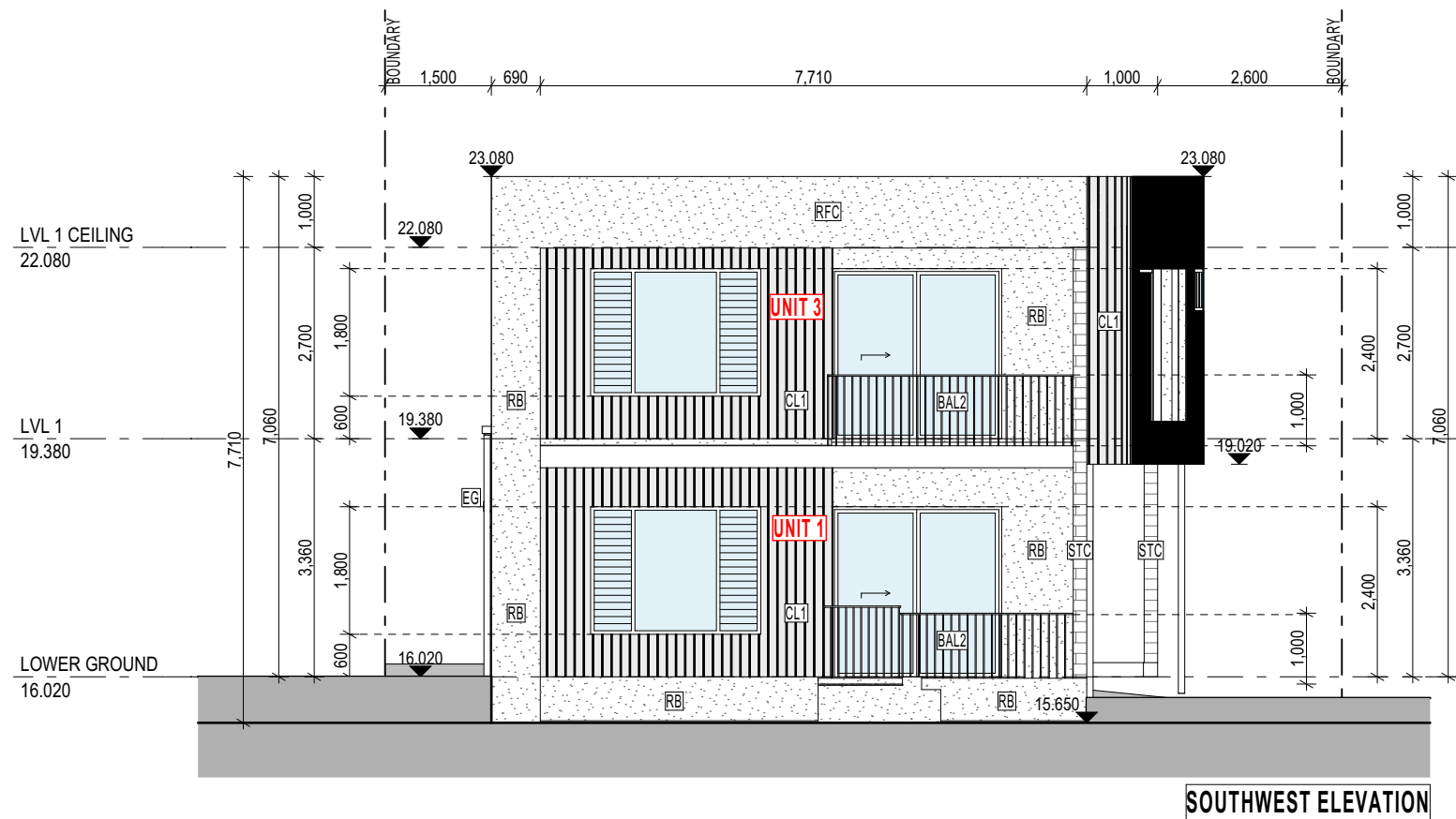
CLIENT
T & R AKINYEMI
PROJECT
NEW RESIDENTIAL DWELLING
PROJECT ADDRESS
65 STAGPOLE ST | WEST END | QLD | 4810

DRAWING
ELEVATIONS (1)
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:150 @ A3

PROJECT NO PHASE DRAWING NO REV DATE
HM2403 - IFC - A2000 - B - 10/06/2026



LEGEND	
BAL1	BALUSTRADE TYPE 1
BAL2	BALUSTRADE TYPE 2
CL1	CLADDING TYPE 1
CF	CEILING FAN
DP	DOWNPIPE
DPS	DOWNPIPE W/ SPREADER
EG	EAVES GUTTER
F	FIXED GLASS
HT	HEIGHT
LV	LOUVRE GLASS WINDOW
MRS	METAL ROOF SHEETING
P	POST
PLV	PRIVACY LOUVRE WINDOW
SC	SCREENING
SH	SUNHOOD
STC	STONE LOOK CLADDING
RB	RENDERED BLOCKWORK
RFC	RENDERED FIBRE CEMENT



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DRAWING
ELEVATIONS (2)
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
1:100 @ A3

PROJECT NO	PHASE	DRAWING NO	REV	DATE
HM2403	IFC	A2001	B	10/06/2026



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T & R AKINYEMI
PROJECT
NEW RESIDENTIAL DWELLING
PROJECT ADDRESS
65 STAGPOLE ST | WEST END | QLD | 4810

DRAWING
INDICATIVE 3D VIEWS (1)
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
NTS

PROJECT NO	PHASE	DRAWING NO	REV	DATE
HM2403	IFC	A7000	B	10/06/2026



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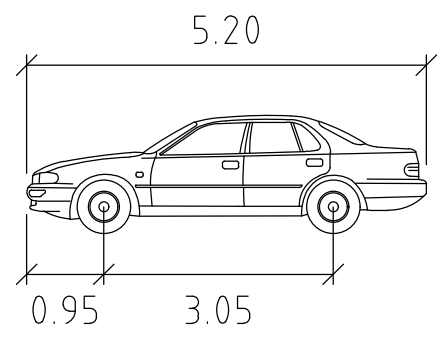
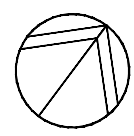
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PROJECT ADDRESS
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DRAWING
INDICATIVE 3D VIEWS (2)
PHASE
ISSUE FOR INSTRUCTION (IFC)
SCALE
NTS

PROJECT NO	PHASE	DRAWING NO	REV	DATE
HM2403	IFC	A7001	B	10/06/2026

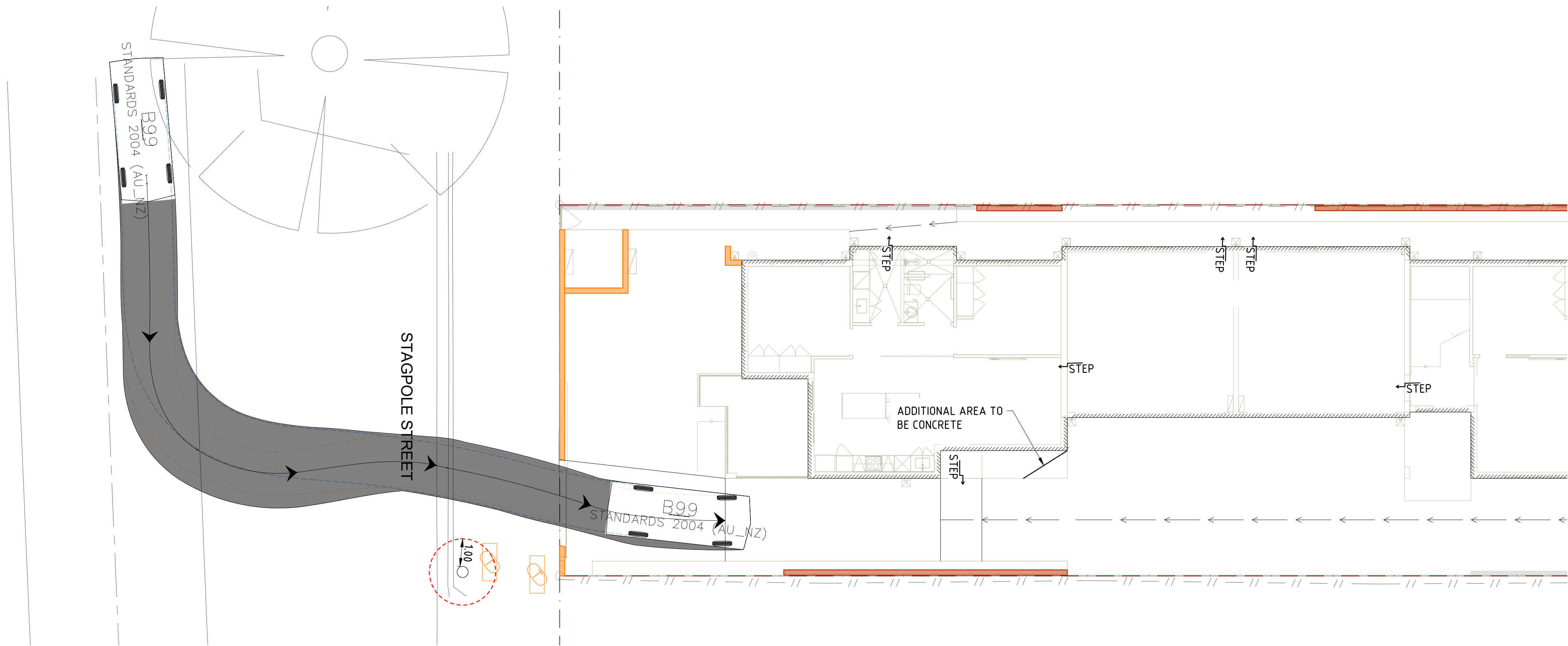


Attachment 3

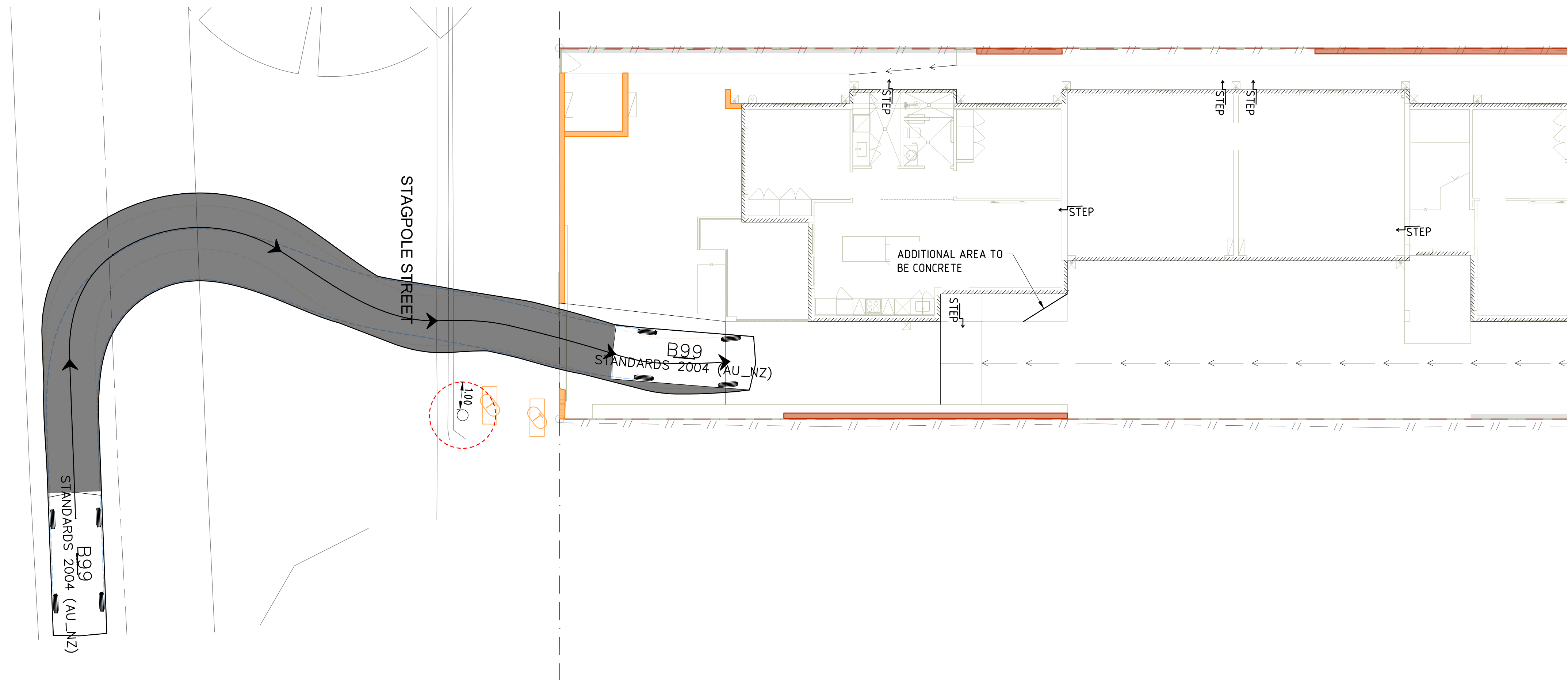


B99

	Width	: 1.94	meters
	Track	: 1.84	
	Lock to Lock Time	: 6.0	
	Steering Angle	: 33.9	



INGRESS LEFT TURN IN

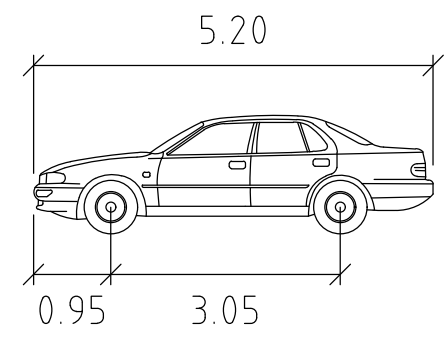
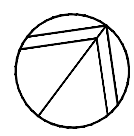


INGRESS RIGHT TURN IN

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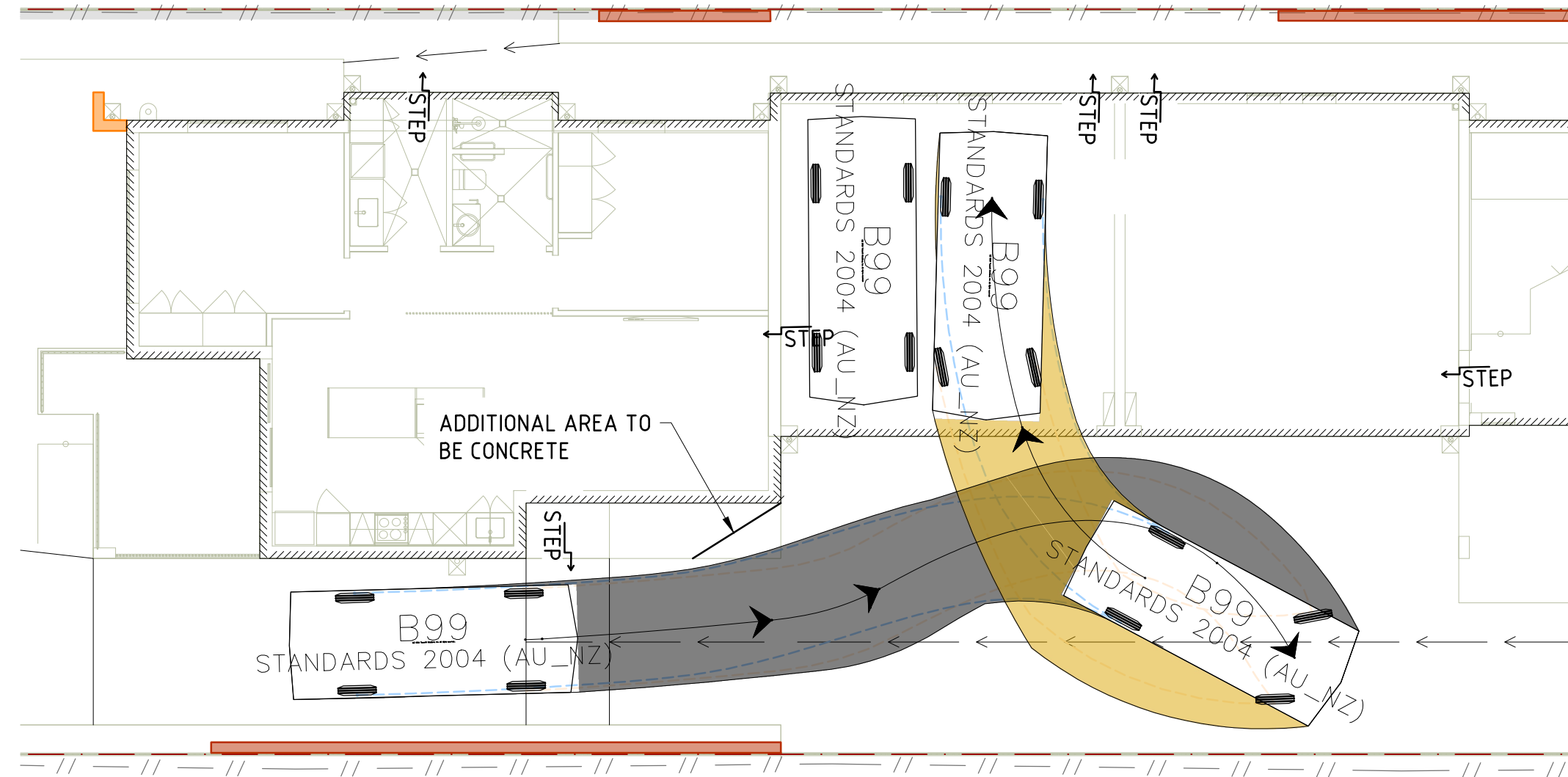
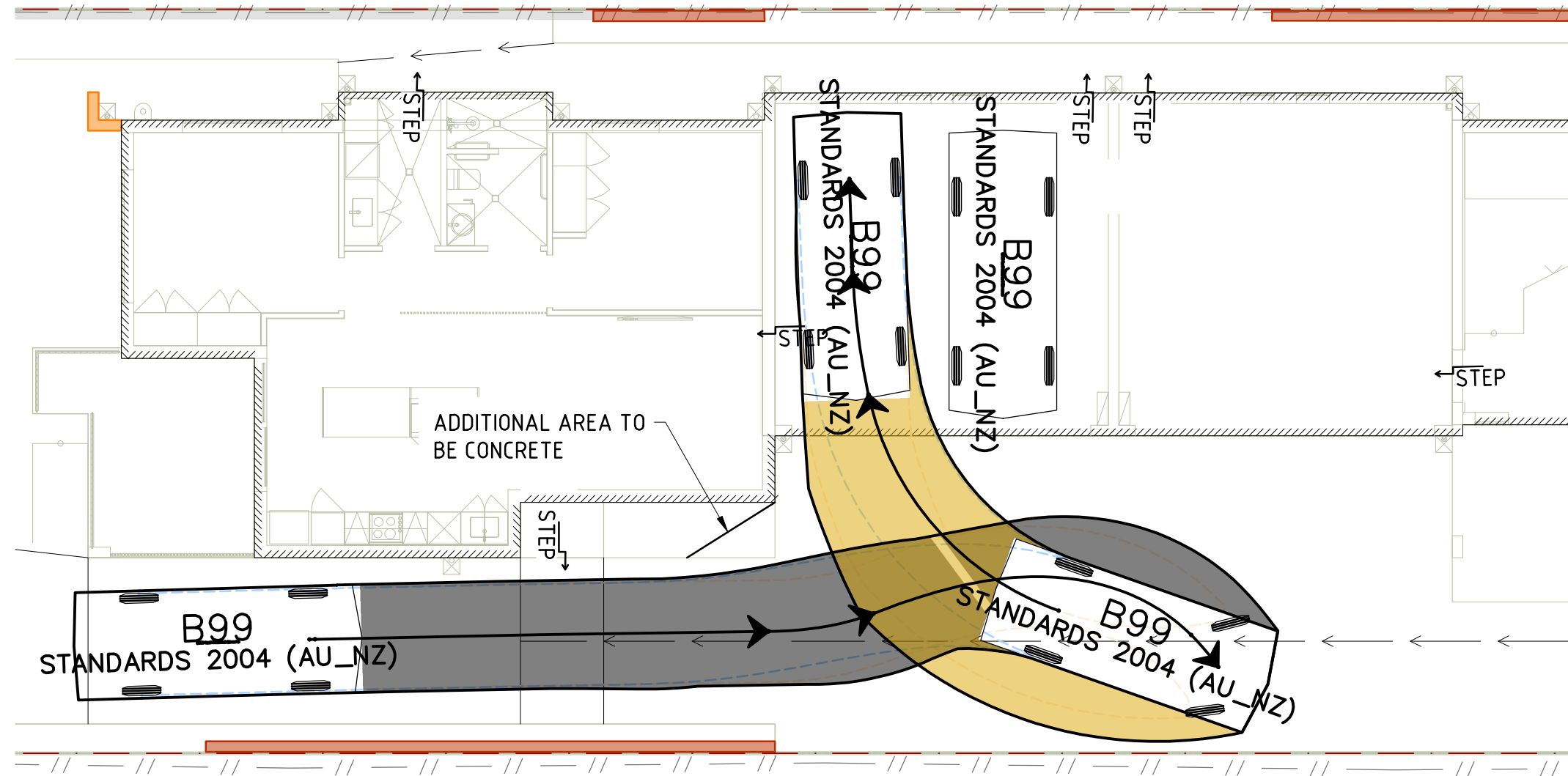


Client T & R AKINYEMI	
Project Details MULTI-RESIDENTIAL DEVELOPMENT 65 STAGPOLE STREET WEST END QLD 4810	
Drawing Title VEHICLE TURNING PATH SITE ENTRANCE	
Job No. STP24-1965	Drawing No. SKC-100
Revision A	Date 13.07.26
CIVIL	

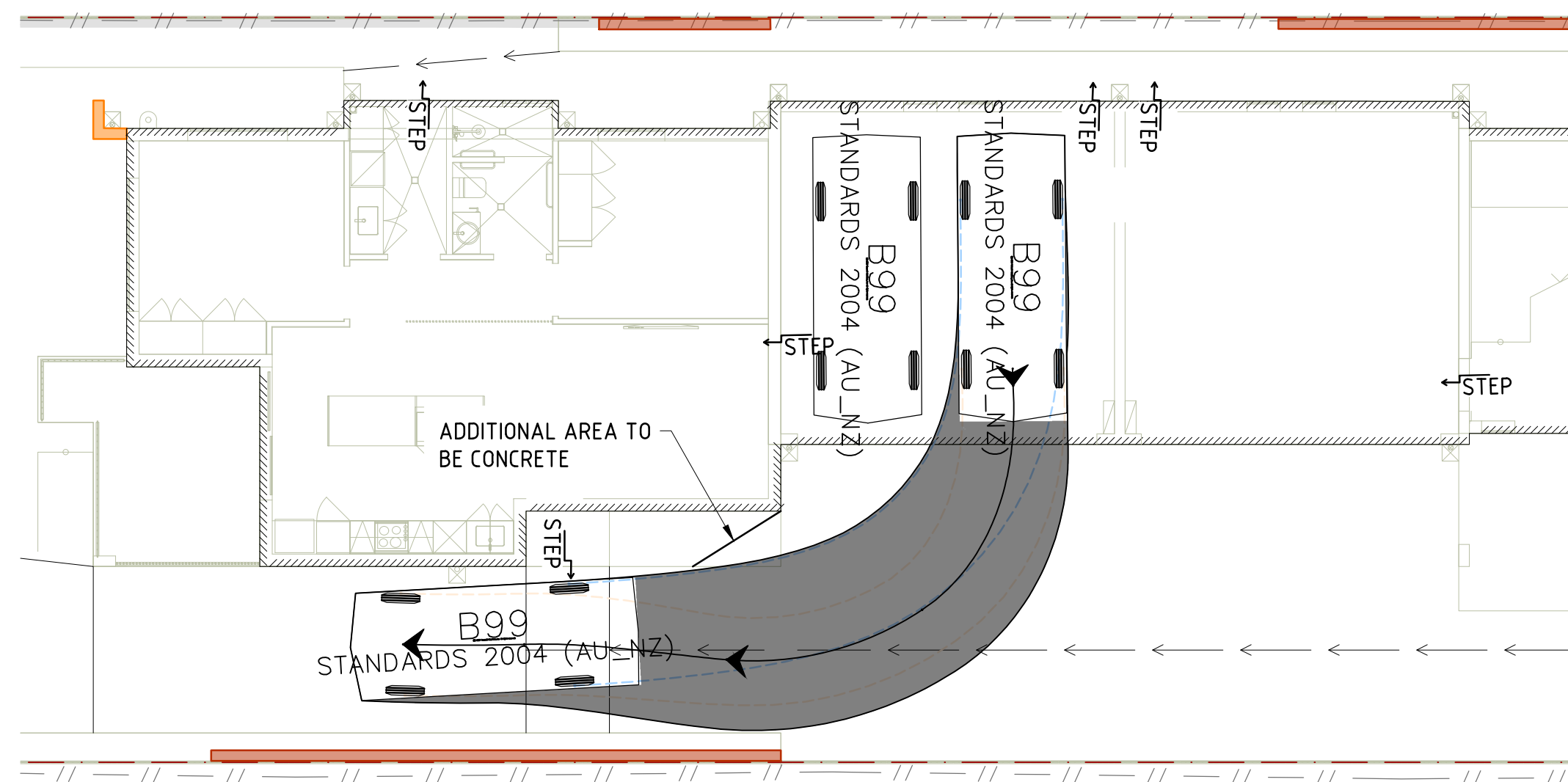
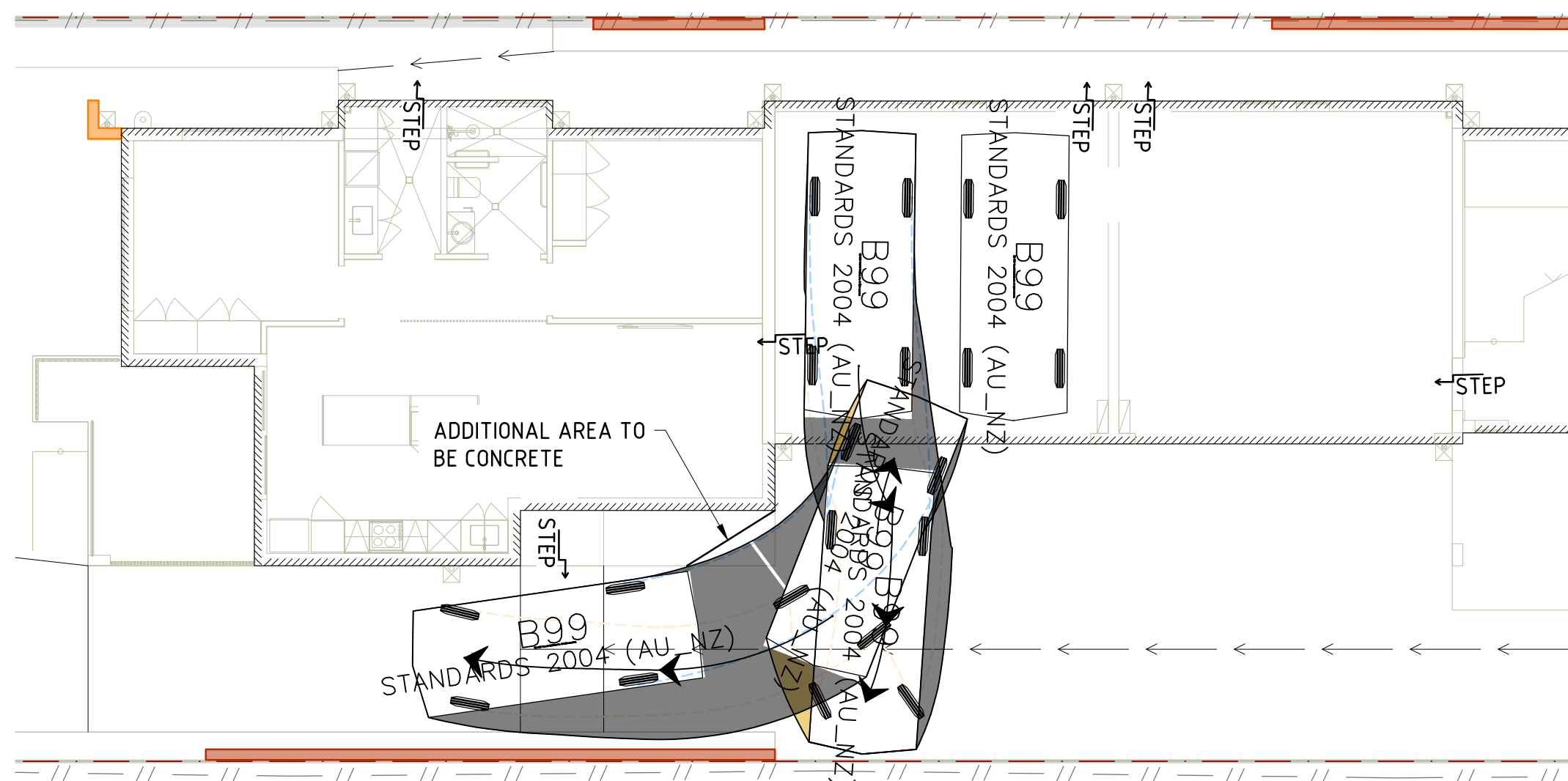


B99

	Width	: 1.94	meters
	Track	: 1.84	
	Lock to Lock Time	: 6.0	
	Steering Angle	: 33.9	



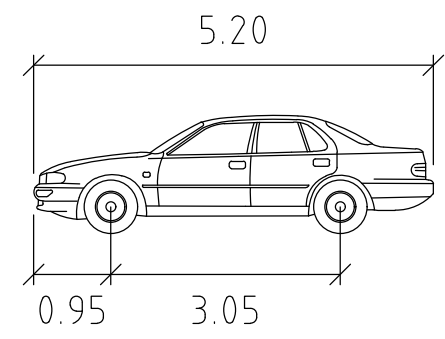
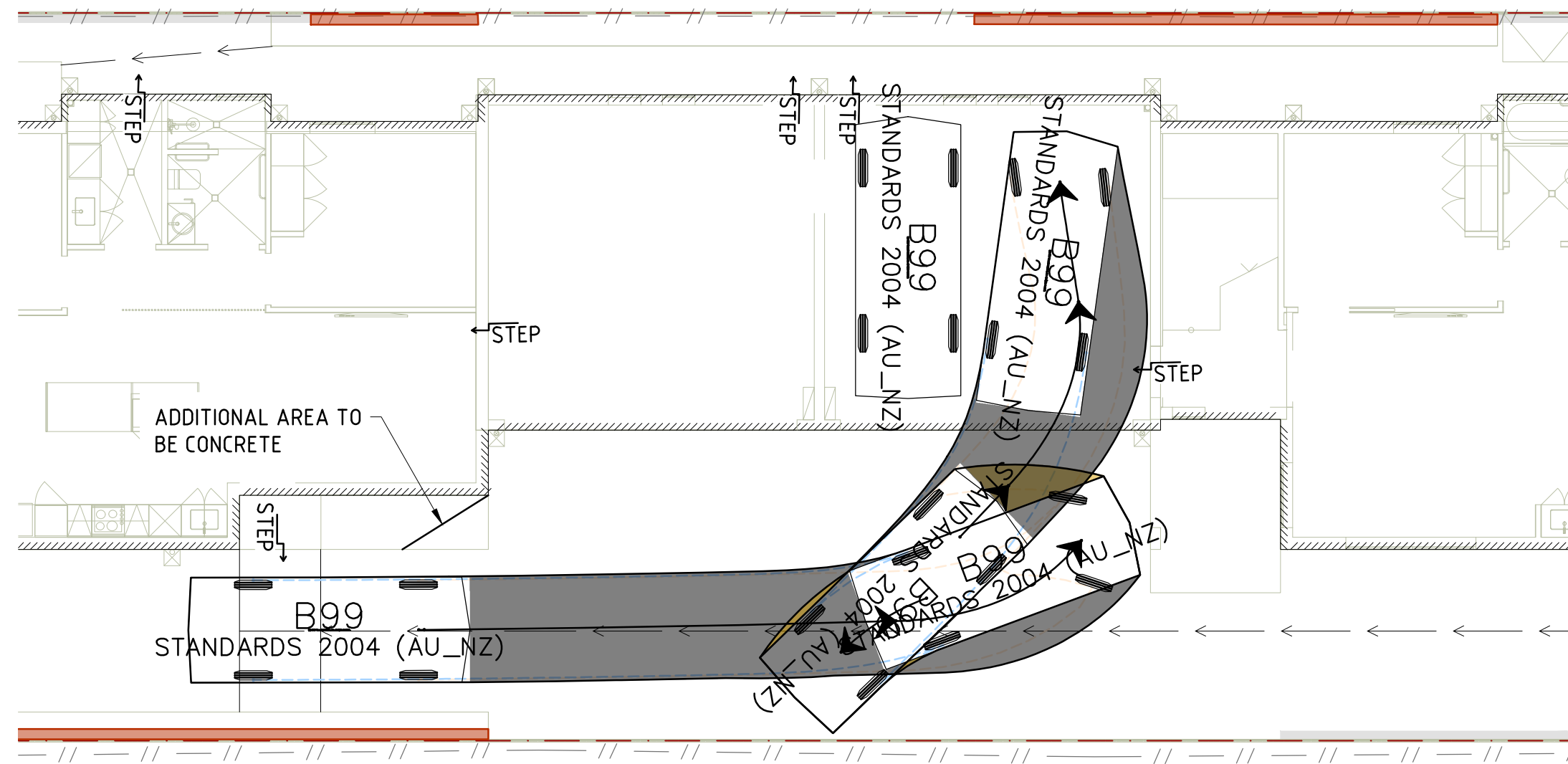
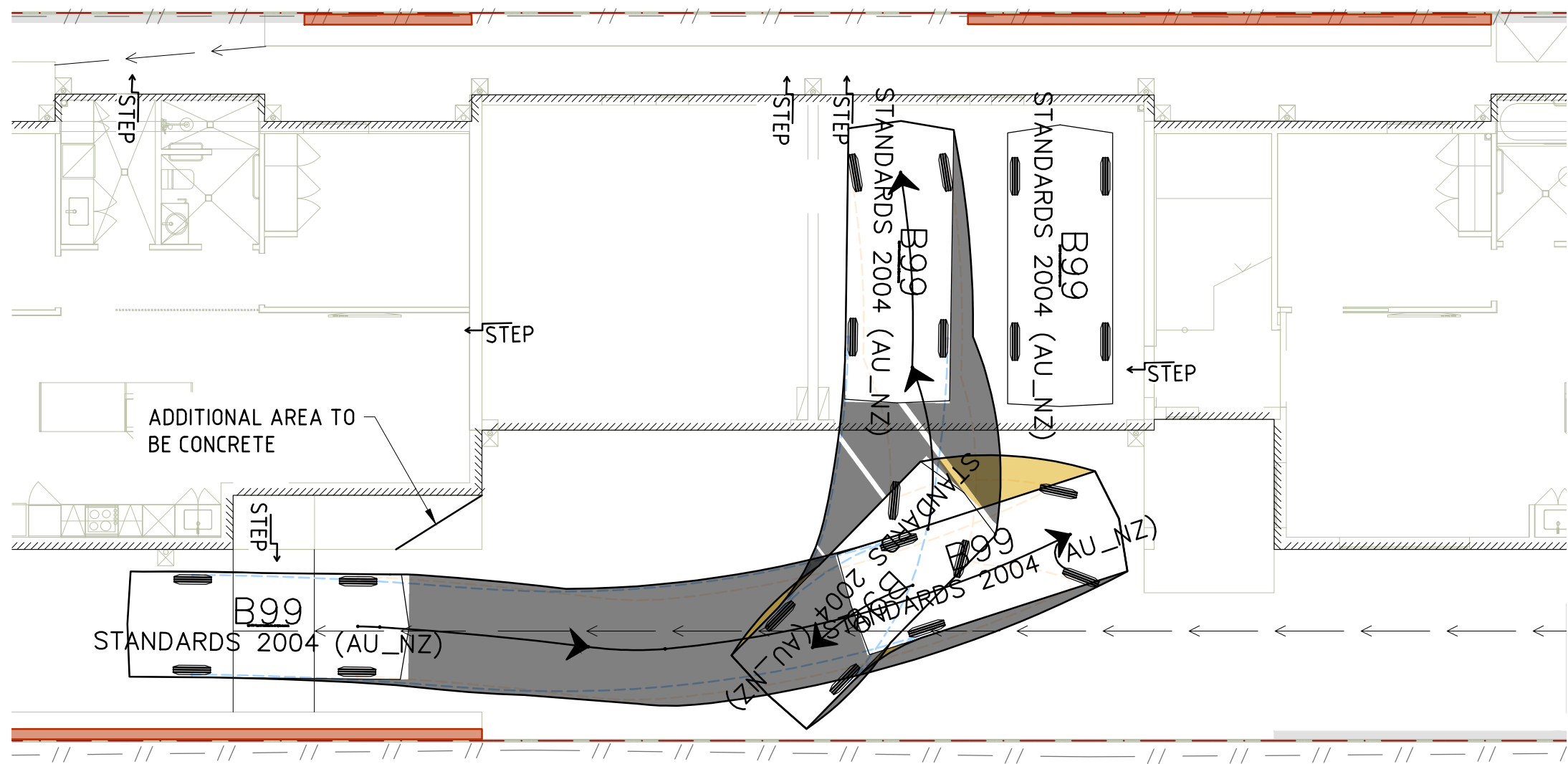
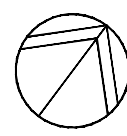
TURNING PATH - INGRESS



TURNING PATH - EGRESS

 CONSULTANTS		BRISBANE 07 3539 8350		MACKAY 07 3539 8390	
		TOWNSVILLE 07 3539 8350		ROCKHAMPTON 07 3539 8344	
		CAIRNS 07 3539 8380		WHITSUNDAYS 07 3539 8399	
		www.stpconsultants.com.au			
Client T & R AKINYEMI					
Project Details MULTI-RESIDENTIAL DEVELOPMENT 65 STAGPOLE STREET WEST END QLD 4810					
Drawing Title VEHICLE TURNING PATH VISITOR GARAGE TURNING PATHS					
Job No. STP24-1965		Drawing No. SKC-101			
Revision A		Date 13.07.26			
CIVIL					

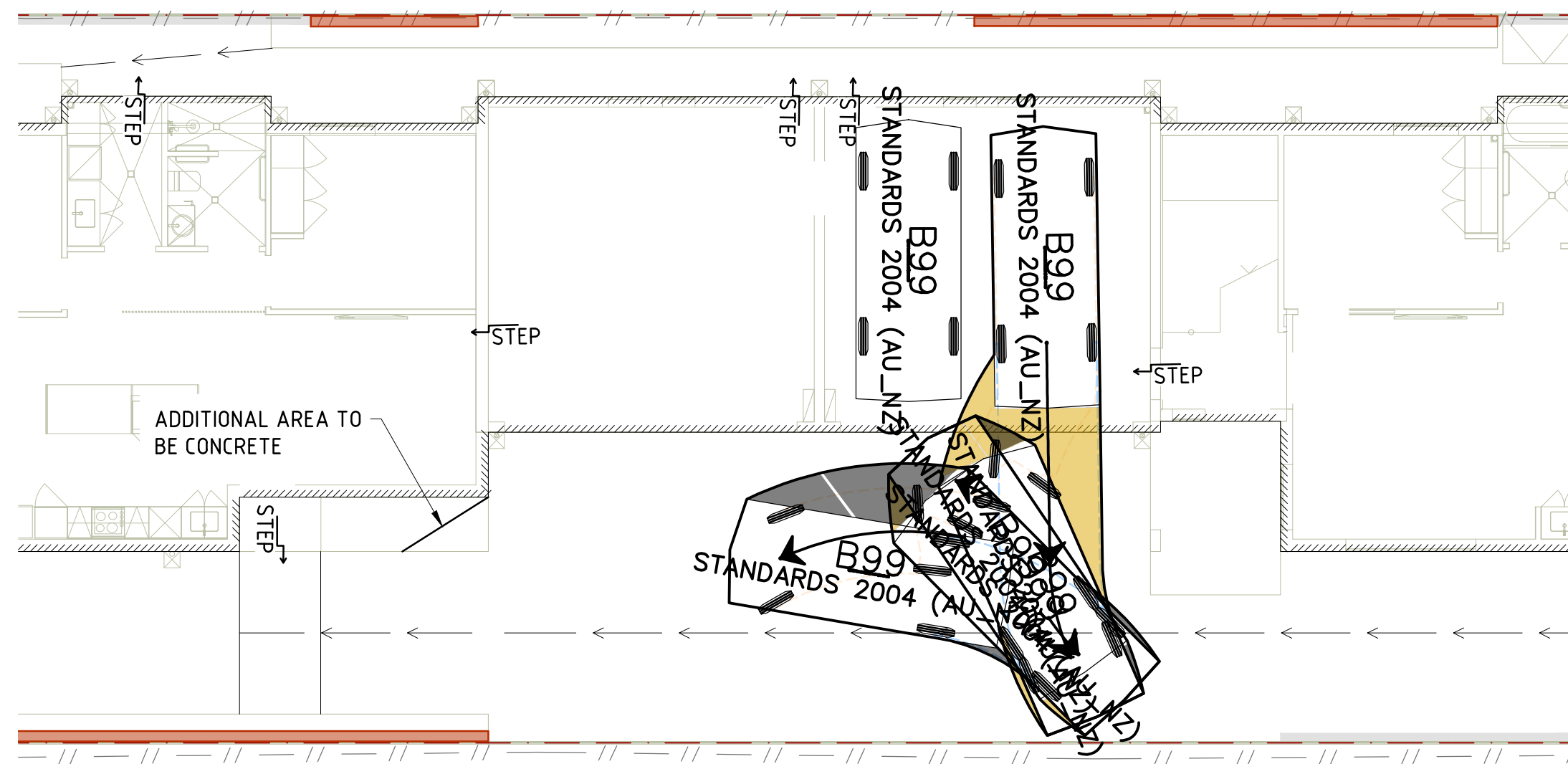
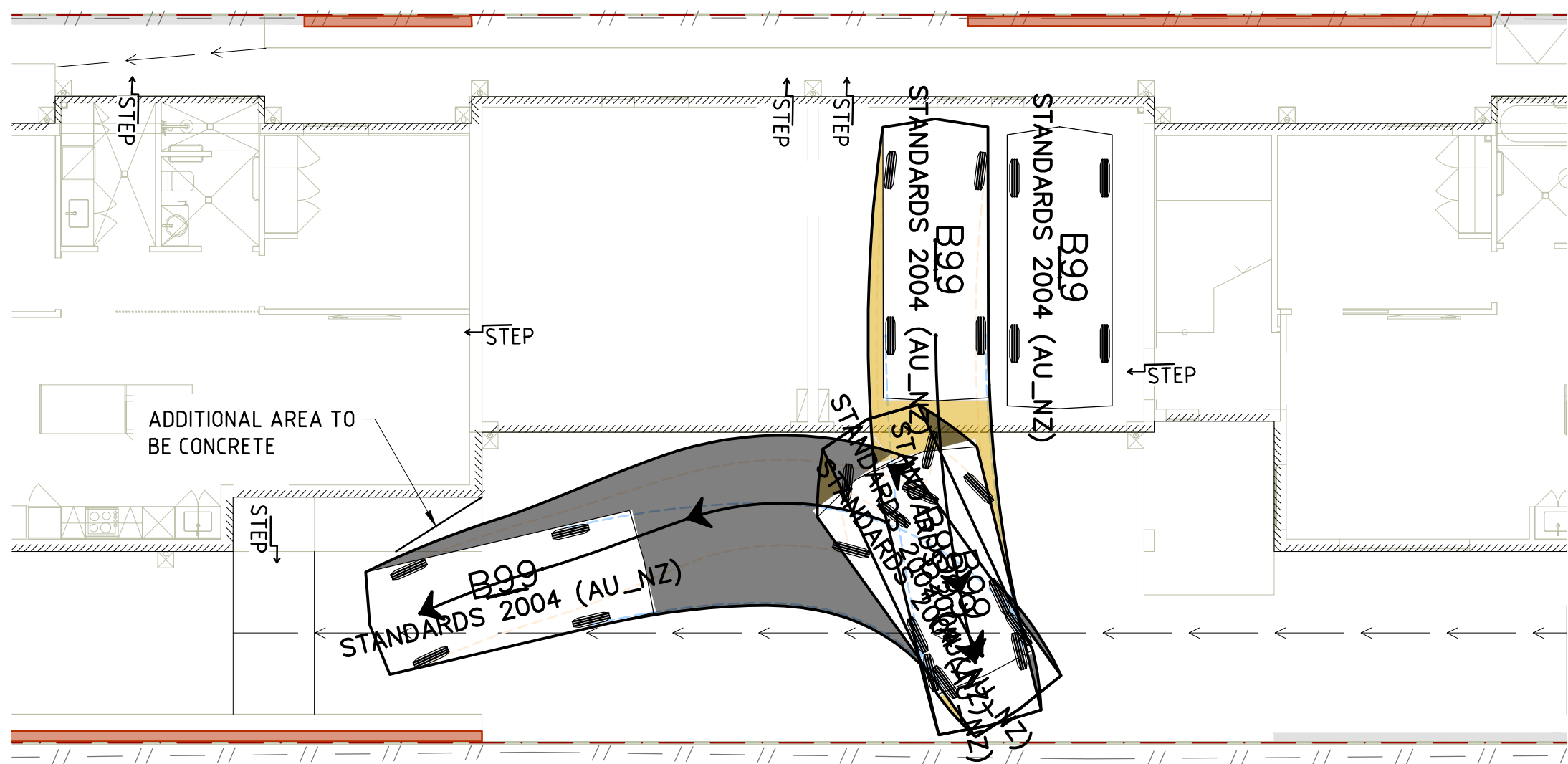
1:100 0 1 2 3 4 5 m A1



B99

Width	: 1.94	meters
Track	: 1.84	
Lock to Lock Time	: 6.0	
Steering Angle	: 33.9	

TURNING PATH - INGRESS



TURNING PATH - EGRESS

		BRISBANE 07 3539 8350		MACKAY 07 3539 8390	
		TOWNSVILLE 07 3539 8350		ROCKHAMPTON 07 3539 8344	
		CAIRNS 07 3539 8380		WHITSUNDAYS 07 3539 8399	
CONSULTANTS		www.stpconsultants.com.au			
Client T & R AKINYEMI					
Project Details MULTI-RESIDENTIAL DEVELOPMENT 65 STAGPOLE STREET WEST END QLD 4810					
Drawing Title VEHICLE TURNING PATH DOUBLE GARAGE TURNING PATHS					
Job No. STP24-1965		Drawing No. SKC-102			
Revision A		Date 13.07.26			
CIVIL					

