



9 July 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Kirwan Uniting Church
C/- The Design House Nq
Po Box 4
TOWNSVILLE QLD 4810

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

ABN: 44 741 992 072

hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 7 July 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:	MCU26/0051
Assessment no:	14025004
Proposal:	Multiple Dwelling (10 units) & Extension to Existing Place of Worship
Street address:	18 Hinchinbrook Drive THURINGOWA CENTRAL QLD 4817
Real property description:	Lot 23 T 118666
Applicant's reference:	NP25.203

The information requested is set out below >>

Request Item 1 - Elevation Plans (Multiple Dwelling)

The applicant is requested to provide elevation plans of the proposed multiple dwelling units.

Reason

To ensure a full assessment of the proposal can be undertaken.

Advice

Elevations to include maximum height measurements to natural ground level to determine the impact of the design on adjoining properties. Once these are provided, further queries from Council may be required.

Request Item 2 - Pedestrian Connectivity and Privacy of Residents

The applicant is requested to provide further detail to how pedestrian access to Corveth Steet will occur on site to the plaza to the east whilst retaining the privacy of the residences on site.

Reason

To demonstrate compliance with Performance Outcome PO28 of the Low density residential zone code of the Townsville City Plan.

Advice

These access points to the street should also include room for letter boxes.

Request Item 3 - Noise Impact Assessment

The applicant is requested to provide a noise impact assessment for the extra 21 people on site, both to adjoining residences west and north of the site, and internally from the adjoining uses and the place of worship impact on the future residents.

This will include the operating hours and days of the “public hall” and the number of functions a year for the Place of Worship for longer hours of the use of the hall (i.e. weddings, Christmas parties etc).

Reason

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

Advice

The applicant is advised the Traffic Impact Assessment by Jaiden Patel Traffic Consulting (2026) states that there will be approximately 50 people on site in the “public hall” and the NorthPoint planning report mentions it will “support the day-to-day needs of the local community.”

Request Item 4 - Communal Open Space

The applicant is requested to provide further detail to the communal open space for the amenity embellishments within this area and extend the area to the frontage of Corveth Street.

Reason

To demonstrate compliance with Performance Outcome PO30 and PO31 of the Low density residential zone code of the Townsville City Plan.

Request Item 5 - Place of Worship Extension Design

The applicant is requested to amend the plans for the design of the extension to the Place of Worship (public hall) to address the street at either Corveth Street or Hinchinbrook Drive with direct pedestrian access and articulation of built form and use of differing building materials to reduce the bulk of long concrete walls and reflect the local character.

Reason

To demonstrate compliance with Performance Outcome PO18 and PO20 of the Low density residential zone code of the Townsville City Plan.

Request Item 6 - Screen and Shade Planting

The applicant is requested to amend the plans to allow for shade trees in the areas for car parking and screen planting for private areas and buffers to residential areas internal and external to the site.

Reason

To demonstrate compliance with the Landscape Code and the Landscaping and Open Space Planning Scheme Policy (SC6.4.12) of the Townsville City Plan.

Request Item 7 - Pedestrian Sight Lines

The applicant is requested to amend the site plan and supporting documentation as necessary showing the pedestrian safety sight lines in accordance with the TMR Guidelines: Treatment Options to improve pedestrians, bicycle riders and other path uses at driveways. The sight lines and unobstructed zones must be shown on the plans.

Reason

To demonstrate compliance with the Transport and Main Roads TMR Guidelines for pedestrian safety sight lines.

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 Maris-Claire Salazar on telephone 07 4727 9412, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development