



Date >> 30 September 2025

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Dear Sir/Madam

## Information Request Planning Act 2016

As per our telephone conversation on 29 September 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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**Application no:** MCU25/0056  
**Assessment no:** 0427110  
**Proposal:** Multiple Dwelling - 4 x Units  
**Street address:** 129 Bundoora Street BELGIAN GARDENS QLD 4810  
**Real property description:** Lot 1 RP 715217  
**Applicant's reference:** NP25.087

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**The information requested is set out below >>**

#### **Request Item 1 - Conflict with Low density residential zone code**

The applicant is requested to provide further justification on how the proposed development meets the relevant provisions of the Low density residential zone code. In particular:

- The proposal is located on a site which has a total land area significantly under the 1,000m<sup>2</sup> requirement of A021(b);
- Further information is requested on how Unit 3 will achieve suitable daylight and ventilation per P023;
- Proposed street setbacks (Units 1 and 4) conflict with A023.1; and
- Private open space/s provided for each unit are less than the required 35m<sup>2</sup> per A029.1;

#### **Reason**

To demonstrate compliance with the Low density residential code of the Townsville City Plan.

#### **Advice**

*It is advised that without significant justification, it would be recommended to remove a unit to achieve a proposal that better aligns with the Low density residential zone code of the Townsville City Plan.*

#### **Request Item 2 - Site Topography**

The applicant is requested to provide updated plans and/or additional information demonstrating how the development adequately addresses the change in site levels, which vary from about 8.0m AHD near the southeast corner to about 6.25m AHD near the northwest corner. In particular, the updated materials should indicate any retaining walls (and their approximate heights) that may be necessary near any site boundaries, likely finished floor levels for each unit, likely grades for the proposed car parking spaces, driveways and pedestrian pathways, and any outdoor stairs that may be necessary.

#### **Reason**

To have sufficient information to assess the proposed development against PO10 and PO23 of the Low density residential zone code, PO14 of PO20 of the Transport impact, access and parking code, and PO21, PO22, PO24 and PO25 of the Works code of the Townsville City Plan, to confirm that those outcomes would be achieved.

#### **Request Item 3 - Stormwater Runoff**

The applicant is requested to provide information confirming that any roof runoff from Units 2-4 (including collected downspout runoff and any gutter overflow) can and will be directed to Price Street and will not impact on the neighbouring properties to the northeast.

#### **Reason**

To demonstrate that outcomes PO7, PO10, PO11, and PO12 of the Healthy waters code and PO24 and PO25 of the Works code will be achieved by the development.

#### **Advice**

*The roof of Units 2-4 appears to slope away from Price Street; as such confirmation is required that any collected and/or overflow runoff from that roof can and will be directed to Price Street.*

#### **Request Item 4 - Pedestrian Pathway to Bundock Street**

The applicant is requested to provide an updated layout with a pedestrian footpath connecting to the Bundock Street footpath having a suitable width in accordance with relevant standards.

#### **Reason**

To demonstrate that outcomes PO14 and PO15 of the Transport impact, access and parking code will be achieved by the development.

#### **Advice**

*This section of footpath is currently shown as less than 1m in width.*

#### **Request Item 5 - Parking and Blind Aisle Reversing Area Directly Adjoining Property Boundaries**

The applicant is requested to provide an updated layout with adequate driveway aisle and parking space separation from adjoining residential boundaries, to allow for landscaping and/or other mitigation as necessary to minimise amenity impacts to neighbours.

#### **Reason**

To demonstrate compliance with Performance Outcome PO10 of the Low density residential zone code and Performance Outcome PO20 of the Transport impact, access and parking code of the Townsville City Plan.

#### **Advice**

*The current proposed layout has parking spaces and the blind aisle reversing area directly abutting residential boundaries. This is likely to result in amenity impacts to those external properties in excess of normal anticipated low density residential impacts, in particular potentially affecting the existing dwelling located northeast of the driveway aisle (127A Bundock Street). The proximity of vehicle use areas to boundaries is likely to result in noise, light spill and exhaust/odour impacts, and the lack of separation from boundaries does not provide any space for suitable mitigation measures (such as landscaping).*

#### **Request Item 6 - Sewer Serving of the Development**

The applicant is requested to provide either:

- Written consent from the property owner at 127A Bundock Street, allowing upgrade of the sewer property connection between this development and the manhole located on their property; or
- CCTV assessment of the existing property connection, demonstrating that the pipe is of suitable and sound condition for increased usage; and
- Demonstration by a qualified RPEQ that the existing property connection has sufficient load capacity to service the four proposed units.

#### **Reason**

To confirm that the proposed development can achieve PO12 of the Works code of the Townsville City Plan.

#### **Advice**

*The CTM code adopted by TCC (which references SEQ Water guidelines) allows for use of an existing sewer property connection where the following criteria are met:*

*For re-development within in-fill areas, where the developer can demonstrate, to the satisfaction of the SEQ-SP, that an existing property connection sewer:*

- (i). is suitably located, and*
- (ii). meets hydraulic capacity, and*
- (iii). is in sound condition assessed by CCTV, material and age etc.*

*Where the above criteria cannot be achieved, replacement of the property connection (which extends into the neighbouring property) would be required. This would require written consent from the property owner allowing works on their property.*

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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 Lachlan Pether on telephone 07 4417 5847, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development