



Date >> 10 June 2026

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on *10 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:	MCU26/0042
Assessment no:	1510016
Proposal:	Multiple Dwelling (12 Units)
Street address:	13-17 Macrossan Street SOUTH TOWNSVILLE QLD 4810
Real property description:	Lot 97 T 11887 Vol 1325 Fol 00049 Lot 96 T 11887 Vol 1344 Fol 00186
Applicant's reference:	NP26.074

The information requested is set out below >>

Request Item 1 - Character Residential Zone Code

The applicant is requested to provide amended development plans to nominate lightweight buildings building materials, for the front building façade of the proposed units.

Reason

Performance Outcome PO16 of the Character residential zone code of the Townsville City Plan.

Advice

To address the above request, it is recommended weatherboard cladding be considered for the front face (to a depth of 3m) of units 1 and 7 presenting to the streetscape.

Request Item 2 - Bulk Bin Collection

The applicant is requested to provide a revised layout that provides for bulk bin waste storage and collection (rather than individual wheelie bins), prepared in accordance with SC6.4.22 - Waste Management of the Townsville City Plan.

Reason

To comply with Policy guidelines for waste collection, to ensure the proposed development provides for the functional management of waste in a manner which is environmentally acceptable, safe, and efficient, and that does not have adverse amenity impacts on external properties or internal development.

Advice

The proposal requires the storage of wheelie bins throughout the site, with several bin storage locations at the rear of some units, making it difficult to relocate them to the street on collection day. Bins also take up significant areas of garden/landscape space within the development, reducing amenity for the residents. The use of wheelie bins will also result in 24 bins being placed along the frontage on recycle collection day - which due to the street layout and existing street trees may be difficult for access and collection by a waste vehicle, and will result in greater visual and longer duration noise impacts to neighbours.

It is recommended the bulk refused storage area be located adjacent to the proposed driveway to allow the bulk bins to be easily accessible for bin collection days. For reference, an existing example nearby is located at 18 Mcilwraith Street, South Townsville.

Request Item 3 - Sewerage Service

The applicant is requested to provide calculations and confirmation from a qualified person demonstrating that the existing sewer property connection to the site is acceptable to support 12 units.

Reason

To demonstrate compliance with PO12 of the Works code, and associated policies of the Townsville City Plan.

Advice

The existing property connection is only 100mm diameter, and may not be sufficient to convey sewerage effluent from 12 residential units.

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.

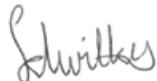
Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

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