



Date >> 01 June 2026

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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