Northpoint Planning

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Our Reference: NP26.357
TCC Reference: MCU26/0113
HF

3 November 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via email: Estelle.Trueman@townsville.qld.gov.au

Attention: Planning and Development – Estelle Trueman

Dear Estelle,

Response to Information Request
Development Application for Material Change of Use – Multiple Dwelling
198 Ross River Road, Aitkenvale and formally identified as Lot 3 on RP711604

Northpoint Planning act on behalf of the Applicant, Hussar Investments, in relation to the above development application and refer to the Information Request issued by Townsville City Council on 29 October 2026 (refer **Attachment 1**). This correspondence constitutes the Applicant's full response to the Information Request.

Response to Information Request

The Information Request provided for 3 request items. In response to these items, please refer to Table 1 below.

Table 1 – Response to Information Request

Request Item 1 – Car Parking Details
This item requests that the Applicant submit amended site plans demonstrating compliance with Performance Outcome PO13 of the Transport Impact, Access and Parking Code. In response, please refer to the amended site plans provided in **Attachment 2**, which have been prepared to demonstrate compliance with the relevant performance outcome.
Request Item 2 – Refuse Collection Arrangements
This item requests that the Applicant provide evidence that sufficient space is available along the road frontage to accommodate 12 wheelie bins, with adequate separation to facilitate collection. The proposed development can be appropriately serviced through the provision of individual general waste and recycling wheelie bins for each unit. A total of 14.3m of frontage is available along Ross River Road for bin placement and collection,

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calculated as the total 19.9m road frontage less the 5.6m wide driveway crossover. Calculations have been undertaken to confirm that the available frontage can accommodate all 12 wheelie bins, comprising general waste and recycling bins for each of the six units, with a minimum separation of 500mm between bins.

Accordingly, sufficient space is available along the Ross River Road frontage to accommodate all bins and facilitate safe and efficient waste collection without obstructing the driveway crossover.

Request Item 3 – Design Changes

This item requests that the Applicant provide amended plans incorporating design changes to address the requirements of the Low-density residential zone code, specifically:

a) Provide amended plans demonstrating safe and separate pedestrian access to the site;

b) Provide a gatehouse, or other weather protective structure to the pedestrian entry;

c) Increase the amount of landscaping area along the front boundary; and

d) Advise the location of clothes drying facilities and air conditioner condenser units (the latter of which cannot be located on patios/decks).

In response, please refer to the amended plans provided in **Attachment 2**.

The amended plans demonstrate the provision of safe and separate pedestrian access to the site via a dedicated gatehouse, which also provides weather protection at the pedestrian entry.

Landscaping has been increased along the front boundary of the site, providing additional planting opportunities and enhancing the overall landscape presentation of the development.

Clothes-drying facilities have been accommodated within the patio areas of both the lower and upper levels, as indicated on the amended plans. Air-conditioning units are proposed to be wall-mounted on the western building façade.

Proceeding

We trust the attached information is sufficient for Council to continue their assessment of the application and look forward to receiving Council's draft conditions. We welcome the opportunity to discuss the application further with Council 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,



Hannah Flynn

TOWN PLANNER
Northpoint Planning

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Attachment 1 – TCC Information Request
Attachment 2 – Amended Plans

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Attachment 1

Document Set ID: 29032599
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Date >> 29 October 2026

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13 48 10

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townsville.qld.gov.au

ABN: 44 741 992 072

Hussar Investments
C/- Northpoint Planning
PO Box 4
TOWNSVILLE QLD 4810

Email >> Meredith Hutton hello@northpointplanning.com.au

Dear Sir/Madam

Information Request
Planning Act 2016

As per our telephone conversation on 26 October 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:	MCU26/0113
Assessment no:	2534063
Proposal:	Multiple Dwelling
Street address:	198 Ross River Road AITKENVALE QLD 4814
Real property description:	Lot 3 RP 711604
Applicant's reference:	NP26.357

The information requested is set out below >>

Request Item 1 – Car Parking Details

Provide amended site plans demonstrating compliance with Performance Outcome PO13 of the Transport Impact, Access and Parking Code. In particular:

a) Extend the internal parking aisle a minimum of 1.0 metre beyond the last parking space along the southern boundary in accordance with the manoeuvring requirements of AS 2890.1:2004 Parking Facilities Part 1 - Off-street Car Parking (see Figure 1 below).
b) Provide dimensions for all parking spaces, parking aisles and manoeuvring areas to demonstrate compliance with the relevant requirements of AS 2890.1:2004.

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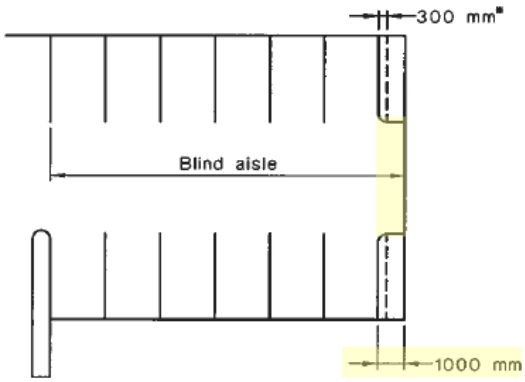


Figure 1: Aisle extension requirement

Reason
To demonstrate that the proposed parking layout provides adequate vehicle manoeuvring, parking bay dimensions and aisle widths, and complies with PO13 of the Transport Impact, Access and Parking Code and the relevant provisions of AS 2890.1:2004 Parking Facilities Part 1 - Off-street Car Parking.

Request Item 2 – Refuse Collection Arrangements
Provide evidence that there is sufficient space along the road frontage to accommodate 12 wheelie bins with adequate separation for collection.

Reason
To demonstrate compliance with Performance Outcome PO27 of the Transport impact, access and parking code of the Townsville City Plan.

Advice
The applicant is advised that if it is not possible to fit the bins on the road frontage, then the applicant is required to demonstrate how the site is suitable for bulk bin storage and collection. A waste management plan may be required in this instance.

Request Item 3 – Design Changes
Provide amended plans with design changes to address the requirements of the Low-density residential zone code, specifically:

a) Provide amended plans demonstrating safe and separate pedestrian access to the site;
b) Provide a gate house, or other weather protective structure to the pedestrian entry;
c) Increase the amount of landscaping area along the front boundary; and
d) Advise the location of clothes drying facilities and air conditioner condenser units (the latter of which cannot be located on patios/decks).

Reason
To demonstrate compliance with Performance Outcomes PO11, PO13, PO23, PO26, PO30 and PO31 of the Low density residential zone code of the Townsville City Plan.

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.

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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.

ADVICE

Notwithstanding the above information request items, Council also wishes to provide the following advice to the applicant.

a) Council will undertake a condition assessment of the footpath at the frontage of the site to determine if any works are required. Any improvements required to the path would form a development condition.
b) The retaining wall/fence at the front of the property will be conditioned to be removed and the interface between the new development and the footpath made good and safe.
c) Council's preliminary engineering review has identified that the existing sewer property connection will require relocation to provide a minimum 1 metre clearance from the proposed structure and upgrading from 100mm to 150mm in accordance with CTM requirements. This work can be undertaken through Council's RFQ process and does not require an Operational Works permit.
d) The proposed carport extends more than 10 metres over the existing sewer infrastructure and cannot be considered a lightweight structure. Accordingly, a Build Over Services application will be required, and an appropriate condition may be imposed should the application be approved.

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 Estelle Trueman on telephone 07 4727 8303, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development

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Attachment 2

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DESIGNS

BUILDING DESIGN & DRAFTING

REMIVIA PROJECTS

FOR:

REMIVIA PROJECTS

AT:

198 ROSS RIVER ROAD
AITKENVALE
TOWNSVILLE



DRAWING SCHEDULE:

0	COVERSHEET
1	SITE PLAN
2	GROUND FLOOR PLAN
3	FIRST FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS

Job No.- 26-264

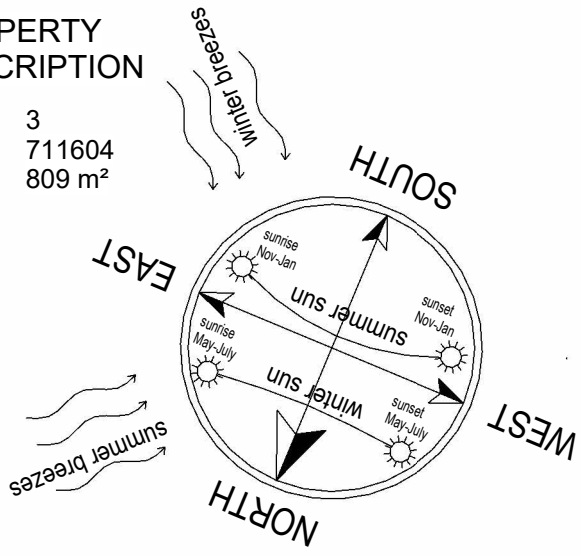
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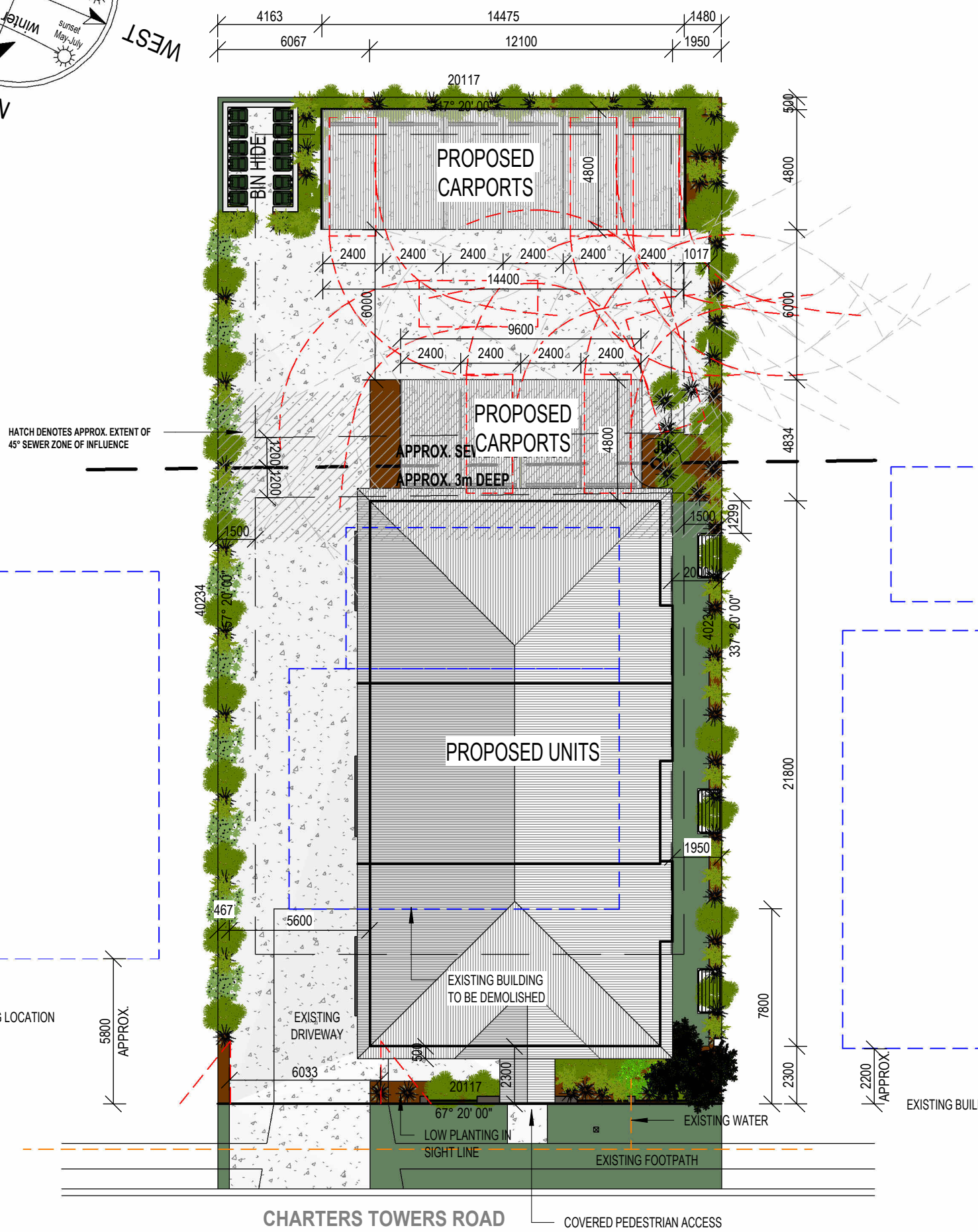
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PROPERTY DESCRIPTION

LOT 3
RP 711604
AREA 809 m²





1 SITE PLAN

1 : 200 AT A3 SHEET SIZE

PROPERTY SITE COVERAGE

SITE AREA	BUILDING FOOTPRINT	SITE COVER
809 m²	373.95 m²	46.20%

PROJECT ISSUE & DESCRIPTION

PRELIMINARY

NOTES:
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING.
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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66 Bayswater Road, Hyde Park QLD 4812
PO Box 3257, Vincent QLD 4814
Tel: (07) 4779 4199

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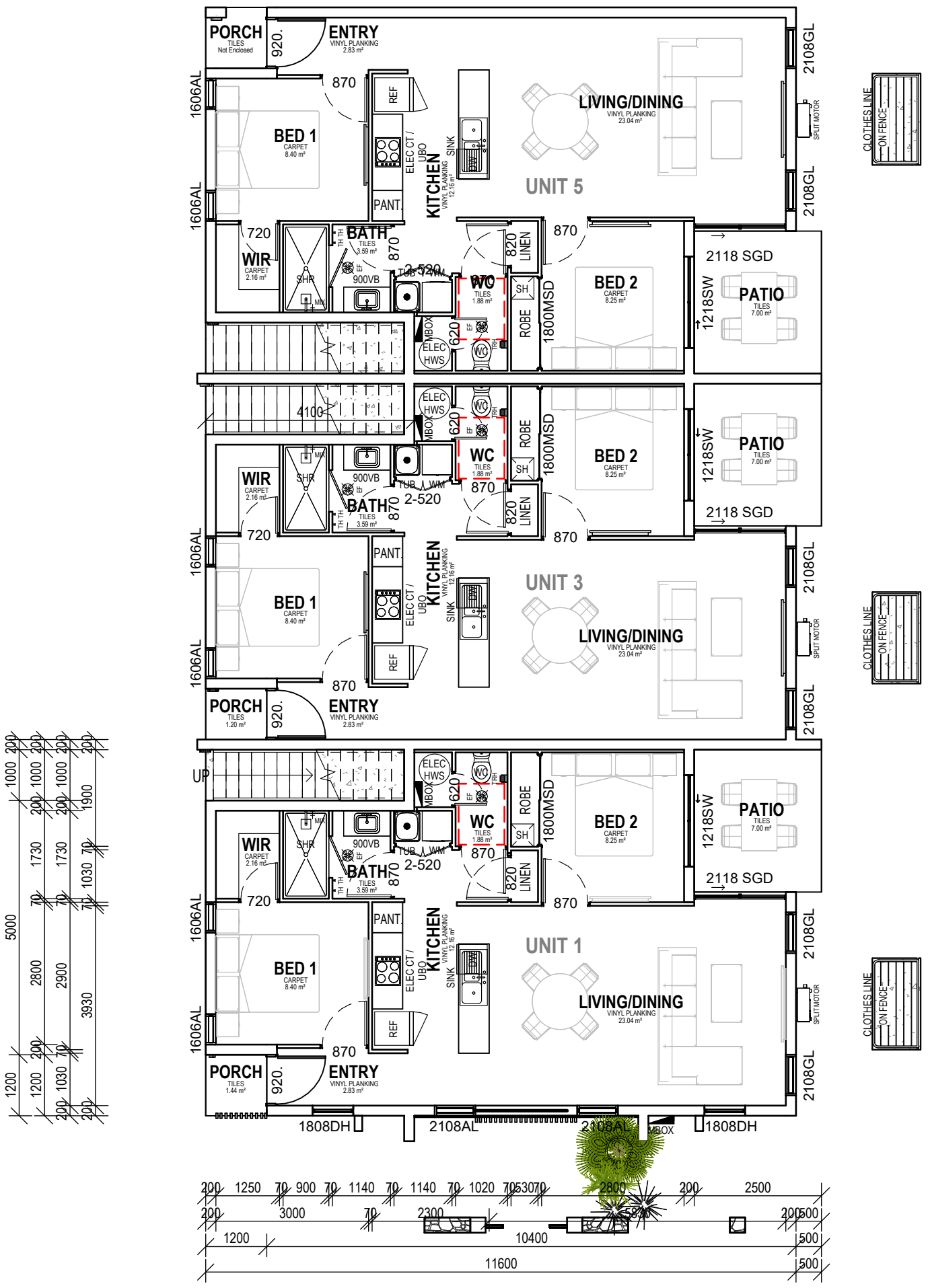
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1 GROUND FLOOR PLAN - LOWER UNIT

1 : 100 **AT A3 SHEET SIZE**

INTERNAL TIMBER FRAMED WALLS :
TIMBER STUD WALLS WITH 70x35 MGP10 STUDS AT 450 CRS,1/ROW OF NOGGING, SHEET BOTH SIDES WITH 10mm PLASTERBOARD, 6.0mm F/C SHEETING TO WET AREAS.

INTERNAL LOAD BEARING TIMBER FRAMED WALLS : ILBW
TIMBER STUD FRAMING WITH 90x35 MGP12 STUDS AT 450 MAX CRS, 1/ROW OF NOGGING. PROVIDE DOUBLE STUD BELOW GIRDER TRUSSES. PROVIDE 35x90 MGP12 BOTTOM PLATE. PROVIDE 2/45x90 MGP12 TOP PLATES. PROVIDE M12 CYCLONE RODS AT 900 MAX CRS DIRECTLY TIED DOWN TO FOOTING, ENSURE CYCLONE RODS ARE WITHIN 100mm OF THE TRUSSES. ALTERNATIVELY USE CHEMSET 801 SERIES INSTALLED TO MANUF. SPEC. WITH 150mm EMBEDMENT. SHEET BOTH SIDES WITH 10mm PLASTERBOARD, 6.0mm F/C SHEETING TO WET AREAS.

TRUSSES OVER INTERNAL LOAD BEARING TIMBER WALLS TO BE DIRECTLY TIED DOWN TO FOOTING

NOTE :

THE KITCHEN CUPBOARD LAYOUT SHOWN ON THIS PLAN IS ONLY AN INDICATIVE LAYOUT. THE FINAL DESIGN SHALL BE DETERMINED BY THE BUILDER'S P.C. ALLOWANCE SHOWN IN THE BUILDING CONTRACT.

AIR CONDITIONERS :

VERIFY AIR CONDITIONER SIZES PRIOR TO COMMENCEMENT OF CONSTRUCTION. A/C UNITS SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY.

GARAGE DOORS :

ALL GARAGE ROLLER DOORS AND PANEL LIFT DOORS TO BE PROVIDED WITH WINDLOCKS AND COMPLY TO AS1170.2 AND AS4055.

DOWNPIPES :

ALL DOWNPIPES TO BE DISCHARGED ONTO 300x300 CONCRETE SPLASHPADS. ALTERNATIVELY PIT AND PIPE STORMWATER TO KERB & CHANNEL AS PER BUILDER'S SPEC.

NOTE :

TOILET DOORS TO BE PROVIDED WITH LIFT OFF HINGES TO ALL RELEVANT BCA REQUIREMENTS.

CONDENSATION MANAGEMENT:

1. PLIABLE BUILDING MEMBRANE TO COMPLY WITH PART 10.8.1 OF THE ABCB HOUSING PROVISIONS 2022.
2. FLOW RATE & DISCHARGE OF EXHAUST SYSTEMS TO COMPLY WITH PART 10.8.2 OF THE ABCB HOUSING PROVISIONS 2022.
3. VENTILATION OF ROOF SPACES TO COMPLY WITH PART 10.8.3 OF THE ABCB HOUSING PROVISIONS 2022.

LEGEND

SD	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH AS3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK UP.
MBOX	METER BOX POWER SUPPLY
HWS	ELECTRIC HOT WATER SYSTEM
GAS HWS	GAS HOT WATER SYSTEM
GB	GAS BOTTLES
EF	EXHAUST FAN 25Ltrs/sec for bath/wc rooms
	EXHAUST FAN 40Ltrs/sec for laundry/kitchen
FW	FLOOR WASTE
TAP	EXTERNAL GARDEN TAP
WO	WALL OVEN
GAS	EXTERNAL GAS POINT
dp	90mm UPVC DOWN PIPE
TRH	TOILET ROLL HOLDER
TR	TOWEL RAIL
HT	HAND TOWEL HOLDER
	SHELVES
	SHOWER HEAD
CSH	CEILING SHOWER HEAD
WINDOW & DOOR SIZING	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE

AREAS

GROUND FLOOR PLAN	
LIVING	73.15 m²
PATIO	7.25 m²
EXTRA PATIO CONC.	2.40 m²
PORCH	1.44 m²
GROUND FLOOR PLAN	84.24 m²
FIRST FLOOR PLAN	
LIVING	73.44 m²
PATIO	7.35 m²
STAIRS	4.29 m²
PORCH	1.16 m²
FIRST FLOOR PLAN	86.23 m²
TOTAL RESIDENCE	170.47 m²

ELEVATION KEY
3 / 4 2 / 1

PROJECT ISSUE & DESCRIPTION

PRELIMINARY

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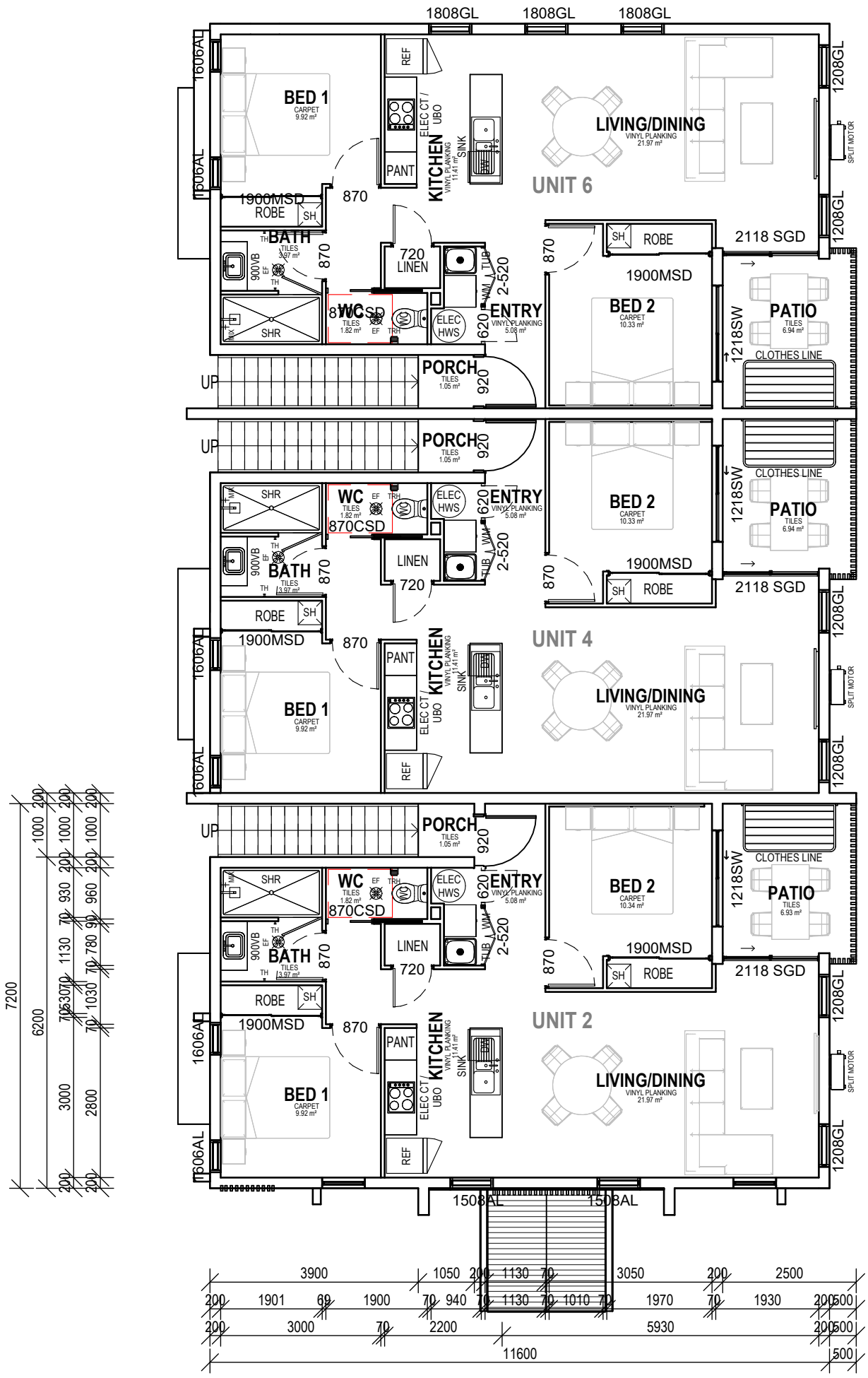
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AREAS	
GROUND FLOOR PLAN	
LIVING	73.15 m²
PATIO	7.25 m²
EXTRA PATIO CONC.	2.40 m²
PORCH	1.44 m²
GROUND FLOOR PLAN	84.24 m²
FIRST FLOOR PLAN	
LIVING	73.44 m²
PATIO	7.35 m²
STAIRS	4.29 m²
PORCH	1.16 m²
FIRST FLOOR PLAN	86.23 m²
TOTAL RESIDENCE	170.47 m²

1 FIRST FLOOR PLAN - UPPER UNIT

1 : 100 **AT A3 SHEET SIZE**

PROJECT ISSUE & DESCRIPTION

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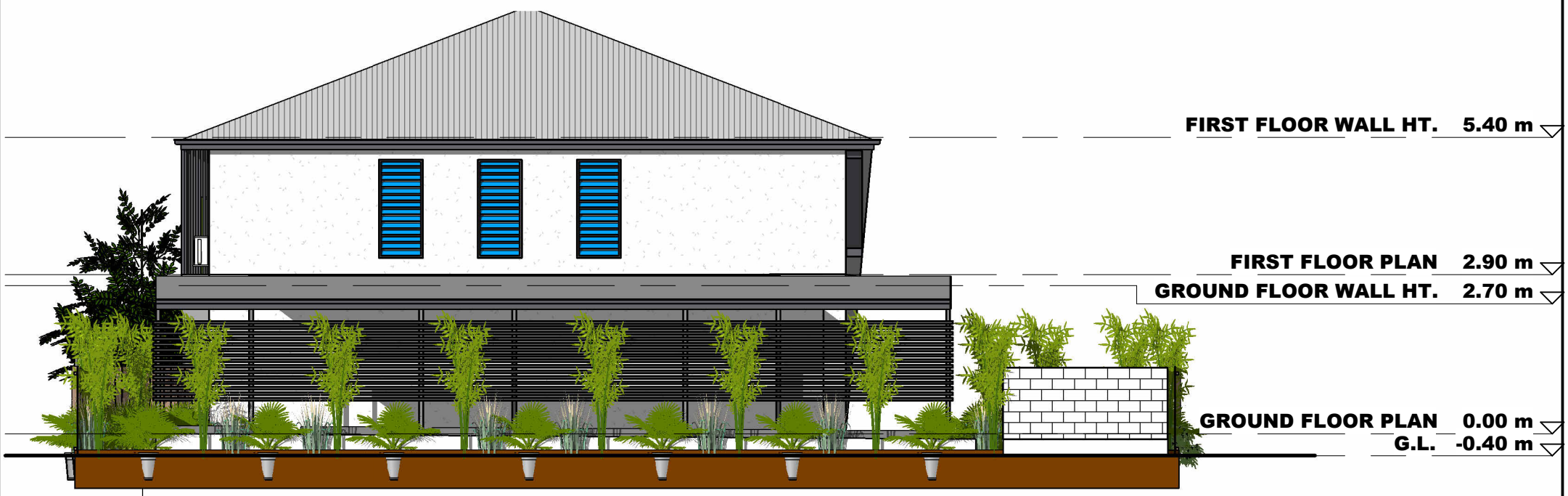
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1 ELEVATION 1

1 : 100 AT A3 SHEET SIZE



2 ELEVATION 3

1 : 100 AT A3 SHEET SIZE

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1 ELEVATION 2

1 : 100 AT A3 SHEET SIZE



2 ELEVATION 4

1 : 100 AT A3 SHEET SIZE

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