

From: "BNC Planning Correspondence" <da.corro@bncplanning.com.au>
Sent: Wed, 6 May 2026 12:43:56 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Maris-Claire Salazar" <maris-claire.salazar@townsville.qld.gov.au>
Subject: MCU26/0028 - Information Request Response - 244 Pavia Drive, Nome
(Cleveland Palms)
Attachments: DAS s13 IR Response.pdf, 224 PAVIA DRIVE, CLEVELAND PALMS, NOME_PP REV
2.1.pdf

Please find attached correspondence relating to the above referenced development application.

Kind Regards,

Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE QLD 4810 T. (07) 4724 1763 E. da.corro@bncplanning.com.au



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BNC Ref. DA013-26
TCC Ref. MCU26/0028

>> 6 May 2026

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Attention: Brandon Godfrey

**RE: APPLICANT RESPONSE TO ASSESSMENT MANAGER INFORMATION REQUEST
RECONFIGURING A LOT DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (DWELLING HOUSE)
224 PAVIA DRIVE (PRIVATE) CLEVELAND PALMS, NOME QLD 4816 (RPD: LOT FK SP 102512)**

BNC Planning acting on behalf of the applicant submits this response to the *information request* issued by the Townsville City Council as assessment manager in accordance with the Development Assessment Rules. The assessment manager information request is dated 28 April 2026. The requests are associated with a material change of use (Dwelling House) development application over the above referenced premises.

The applicant has responded by providing all of the information requested or has provided a suitable alternative outcome. A detailed response to each item from the notice is provided below.

ASSESSMENT MANAGER – TOWNSVILLE CITY COUNCIL – INFORMATION REQUEST

Request Item 1 – Amended Plans

The applicant is requested to provide amended plans for the proposed dwelling showing compliance with requirements for Gross Floor Area (GFA) as per the Lease Agreement.

Applicant's response

The applicant provides the attached amended plans that demonstrates compliance with the requirements for Gross Floor Area (GFA) as per the Lease Agreement.

Request Item 2 – Amended Site Plans

The applicant is requested to provide documentation demonstrating the proposed potable water supply for the site in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.

BNC Planning Pty Ltd
ABN 80 147 498 397
Office 7 / Ground Floor / 41 Denham Street
TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE Q 4810
(07) 4724 1763 or 0438 789 612
enquire@bncplanning.com.au
www.bncplanning.com.au

Applicant's response

The applicant provides the attached amended Site Plan, which details the proposed location and size of the required rainwater tanks used as part of the potable water supply on site. The development provides a 5,000L water tank for potable water and a 26,000L water tank for non-potable water, complying with the terms of the lease and aligning with conditions of approvals of similar applications.

Summary

I trust the additional common material included in this response provides sufficient information to allow the assessment of the development application to proceed. Should there be any issues, or should additional information be required, please contact me.

Kind regards,

A handwritten signature in black ink, appearing to read 'Bnk', written over a horizontal line.

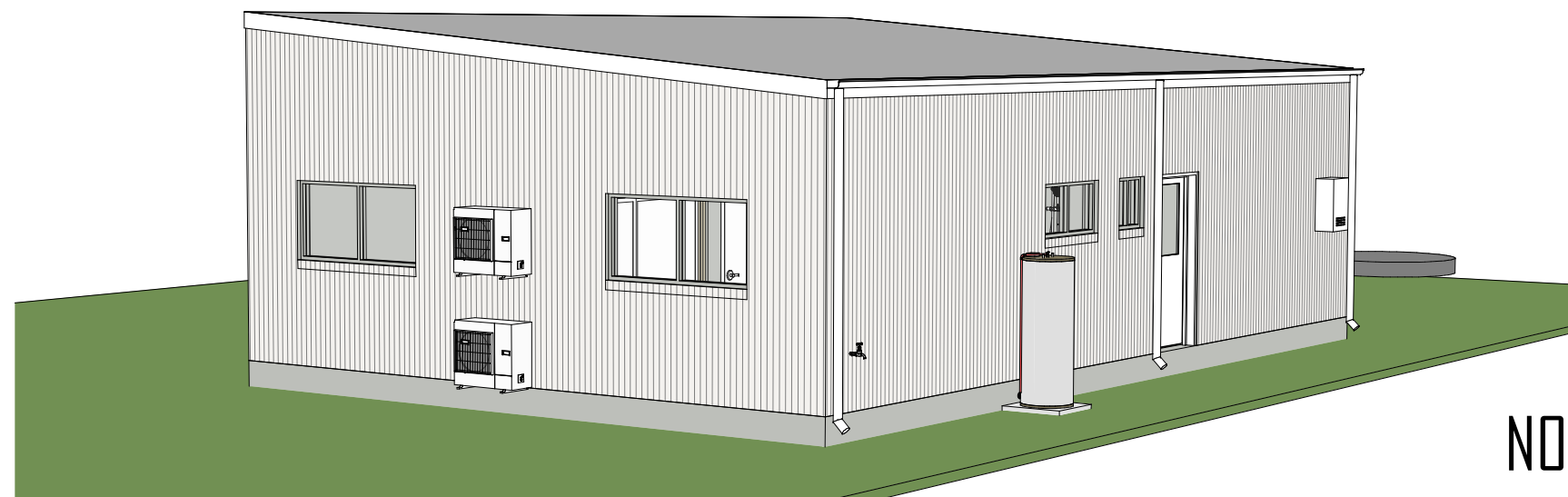
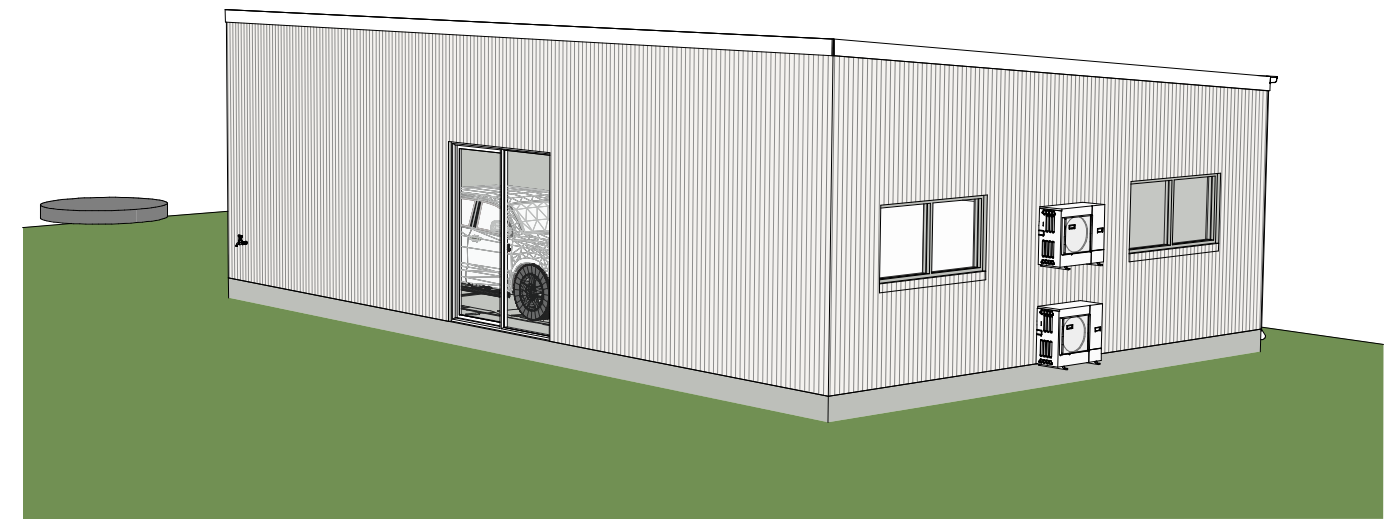
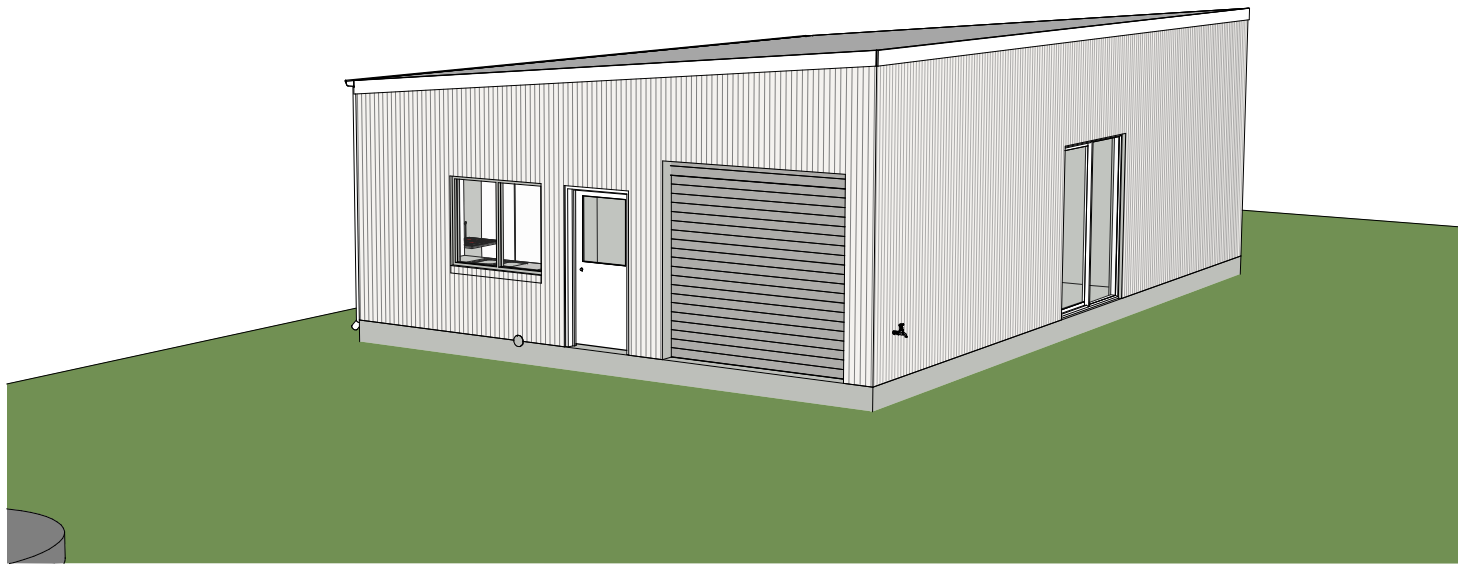
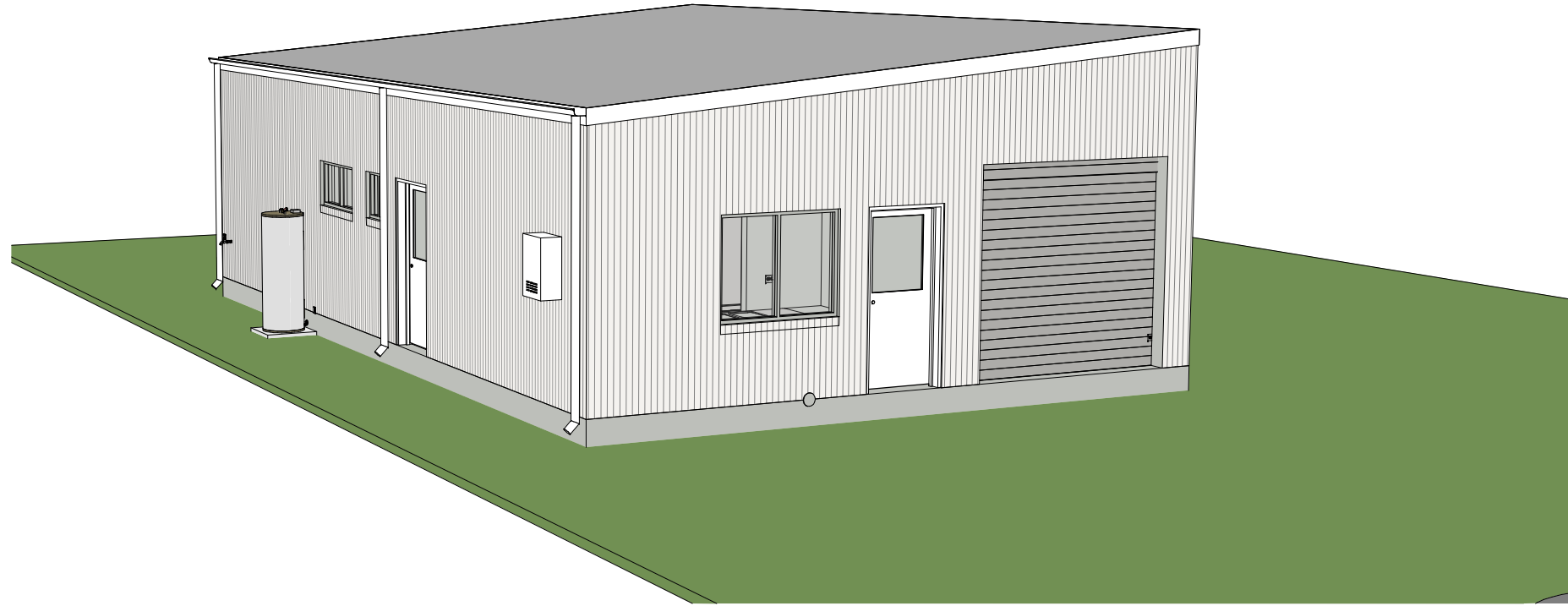
Benjamin Collings, Director
BNC Planning Pty Ltd

Att.

NEW RESIDENCE

DRAWING SCHEDULE

SHEET NUMBER	SHEET NAME
PP00	COVER PAGE
PP01	SITE PLAN
PP02	FLOOR PLAN
PP03	ELEVATIONS
PP04	ELEVATIONS



QBCC Lic No: 15184295
 m: 0439 727 995
 e: carrara.drafting@outlook.com

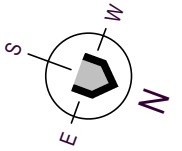
25120
 224 PAVIA DRIVE,
 NOME - CLEVELAND PALMS ESTATE

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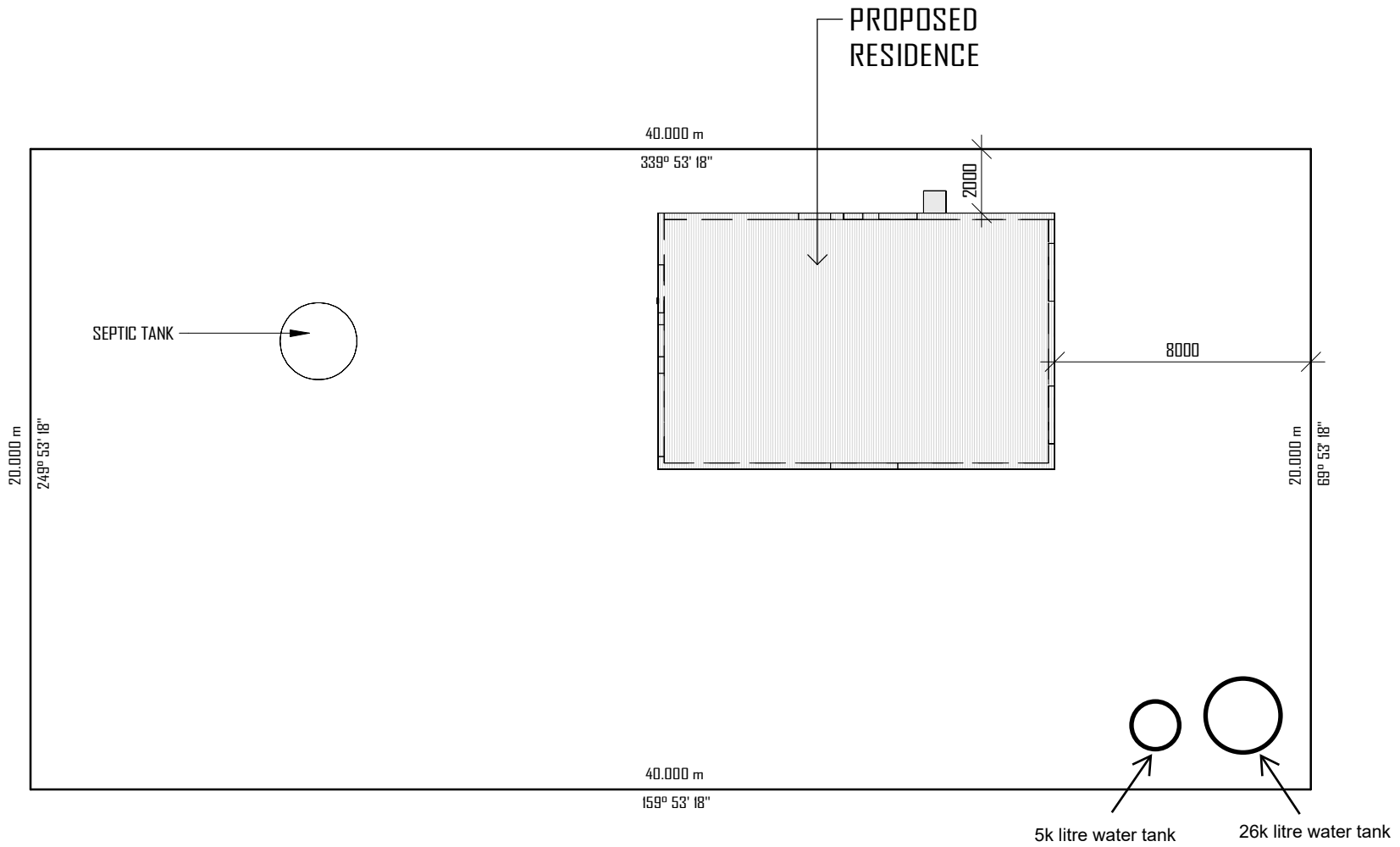
Version: 1, Version Date: 07/05/2026

PROPERTY DESCRIPTION

LOT
SP
AREA 800 m²



WIND CATEGORY C2
SOIL CATEGORY S



PAVIA DRIVE

SITE PLAN LEGEND	
LABEL	DESCRIPTION
F.L	FASCIA LINE
OP	OUTERMOST PROJECTION
SP	STORMWATER PIT
WM	LOCATION OF WATER METER
TP	LOCATION OF TELSTRA PIT
COMMS	LOCATION OF COMMUNICATION PIT
FH	LOCATION OF FIRE HYDRANT
SV	LOCATION OF STORMWATER VALVE
EB	LOCATION OF ERGON BOX
LB	LOCATION OF LETTERBOX
MH	LOCATION OF COUNCIL SEWER MANHOLE
PP	LOCATION OF POWER POLE
LP	LOCATION OF LIGHT POLE
NBN	LOCATION OF NBN PIT
ST	LOCATION OF SEPTIC TANK
T.DEV	LOCATION OF EXISTING TREE BY DEVELOPER

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No.	DESCRIPTION	DATE
1	PRELIMINARY PLANS REV 1	11.12.2025
2	PRELIMINARY PLANS REV 2	29.01.2026

CLIENT
Camo&Co

SITE
224 PAVIA DRIVE,
NOME - CLEVELAND PALMS ESTATE

DATE	TITLE	WIND
29.01.2026	SITE PLAN	C2
SCALE	DRAWN BY	JOB
1:200	A. CARRARA	25120
		SHEET No.
		PP01

DRAWING LEGEND

MSB	MAIN SWITCH BOARD
TAP	EXTERNAL BRASS HOSE TAP
dp	900IA. ROUND PVC DOWNPIPE
M/H	600x600 CEILING MAN HOLE
ft	1900 HIGH FRIDGE TAP.
JOIN	AS PER CABINETMAKER PLANS
TR	TOWEL RAIL

GENERAL NOTES

CARPENTER TO PROVIDE NOGGIN TO LOCATION OF FIXTURES ON WALL. REFER TO LAYOUTS FOR LOCATION.

DO NOT POUR SLAB UNTIL POWER & WATER HAS BEEN LAID UNDER SLAB TO ISLAND BENCH IN KITCHEN.

WRITTEN DIMENSIONS TO TAKE PRECEDENCE - DO NOT SCALE!

SPLASHPADS

300x300 SPLASHPAD PAVER UNDER ALL DOWNPIPES. UNO.

ROOF / TRUSS LAYOUT

REFER TO CONTRACTED TRUSS MANUFACTURERS REPORT TO CONFIRM TRUSS CONFIGURATION & TIE-DOWNS.

INTERNAL DOORS

INTERNAL DOORS: 2040H THROUGHOUT.

PROVIDE REMOVABLE HINGES TO W.C.DOORSTHAT OPEN INTERNALLY

JOINERY

ALL JOINERY IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH CABINETMAKER PLANS / SPECIFICATIONS

INSULATION

R3.0 INSULATION BATTS ON CEILING BETWEEN ROOF TRUSSES.

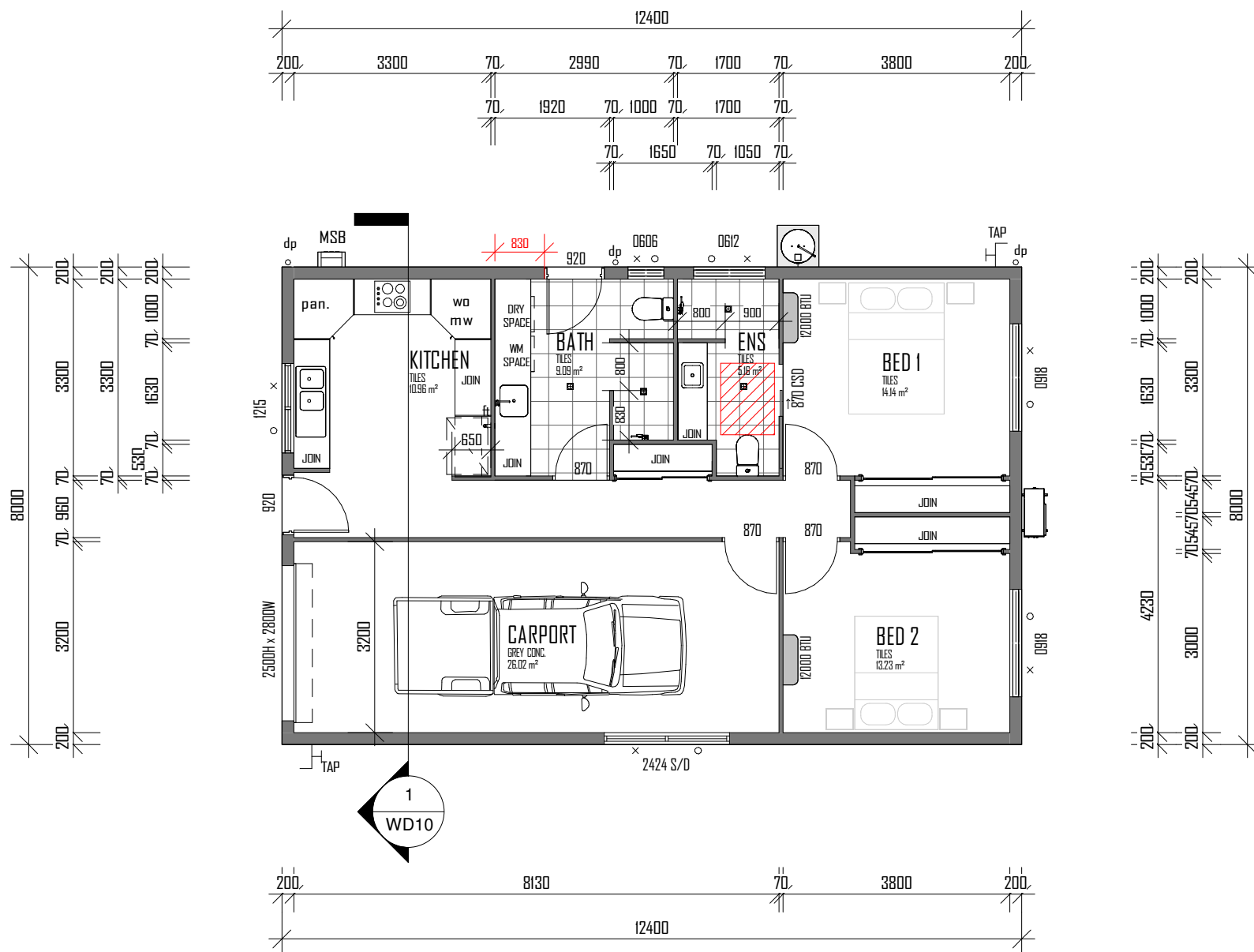
AREAS

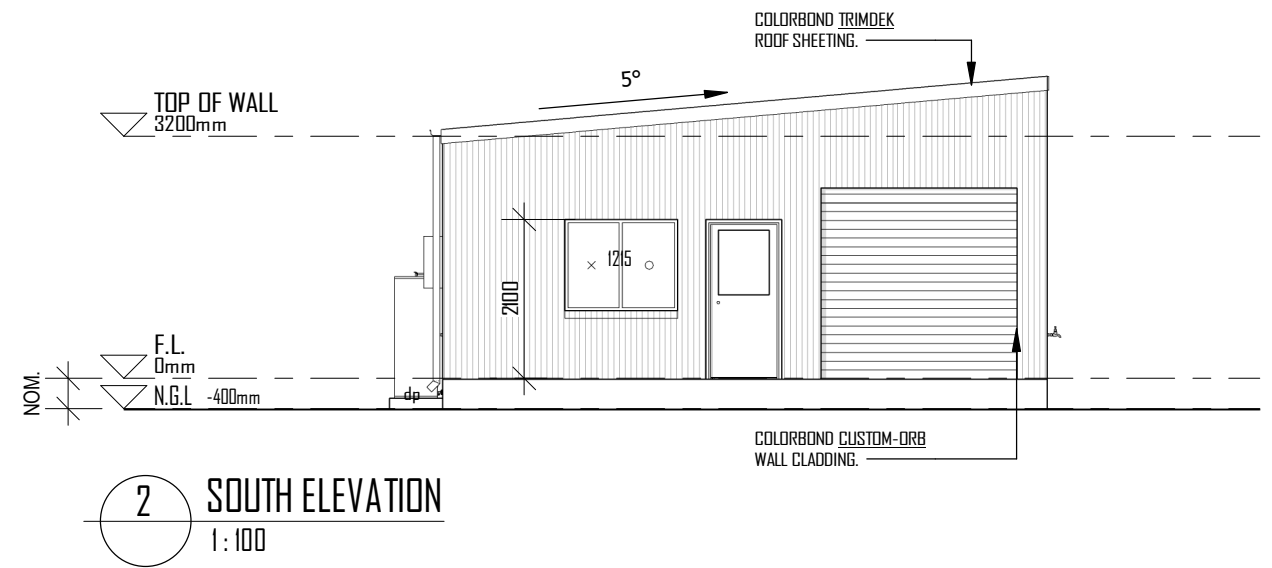
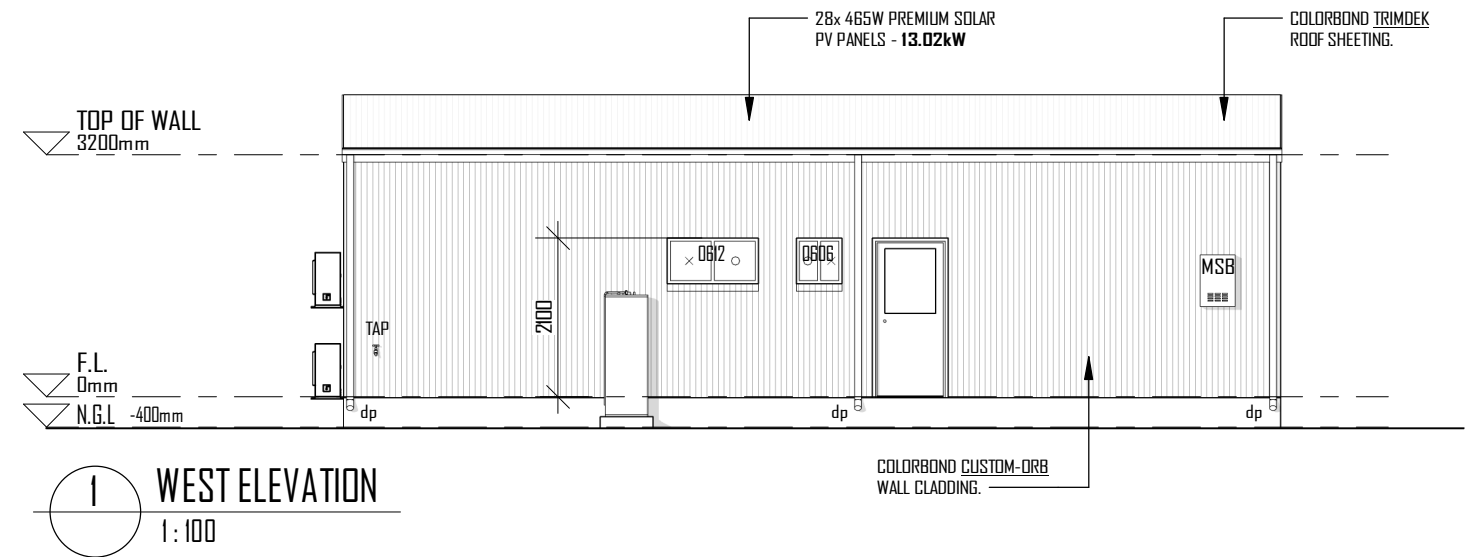
NAME	AREA
LIVING	99.20 m ²
Grand total	99.20 m ²

WINDOW SCHEDULE

FAMILY	TYPE	HEIGHT	WIDTH	COUNT
Sliding Door X-0	2424 S/D	2400.00	2400.00	1
Sliding Window X-0	0606	600.00	600.00	1
Sliding Window X-0	0612	600.00	1200.00	1
Sliding Window X-0	0918	900.00	1800.00	2
Sliding Window X-0	1215	1200.00	1500.00	1

6





GENERAL NOTES

GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE. TRUE LEVELS SHOULD BE CONFIRMED ON SITE.

WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.

FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.

ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY. THEY ARE NOT PRESCRIPTIVE BUT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

PLACEMENT OF SERVICES ARE INDICATIVE ONLY AND SHOULD BE INSTALLED TO MANUFACTURERS SPECIFICATION.

ALL HEIGHTS ARE TAKEN FROM MAIN FLOOR SLAB, UNLESS NOTED OTHERWISE.

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CLIENT

Camo&Co

SITE

224 PAVIA DRIVE,
NOME - CLEVELAND PALMS ESTATE

DATE

29.01.2026

SCALE

1:100

TITLE

ELEVATIONS

DRAWN BY

A. CARRARA

JOB

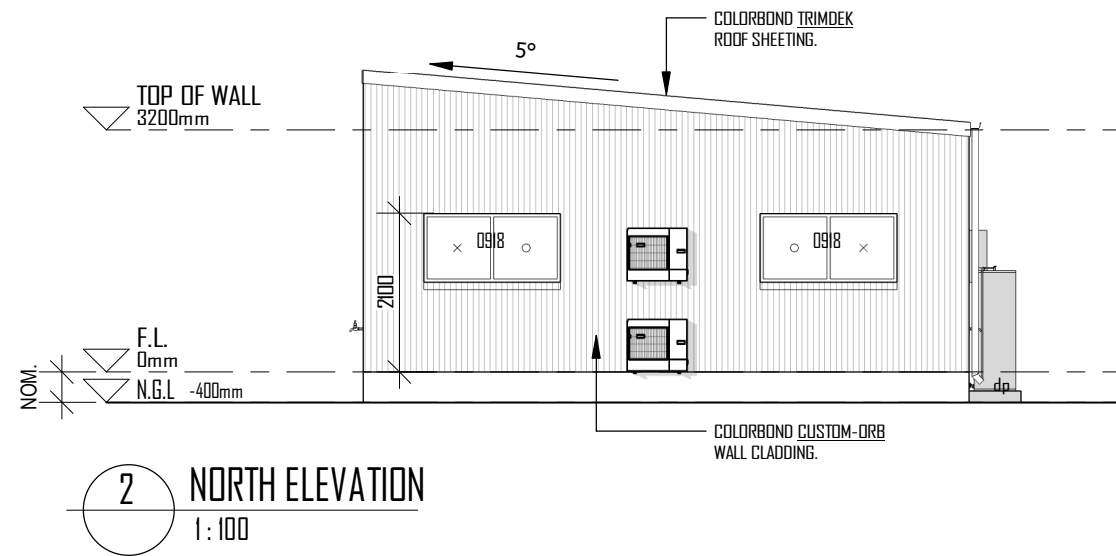
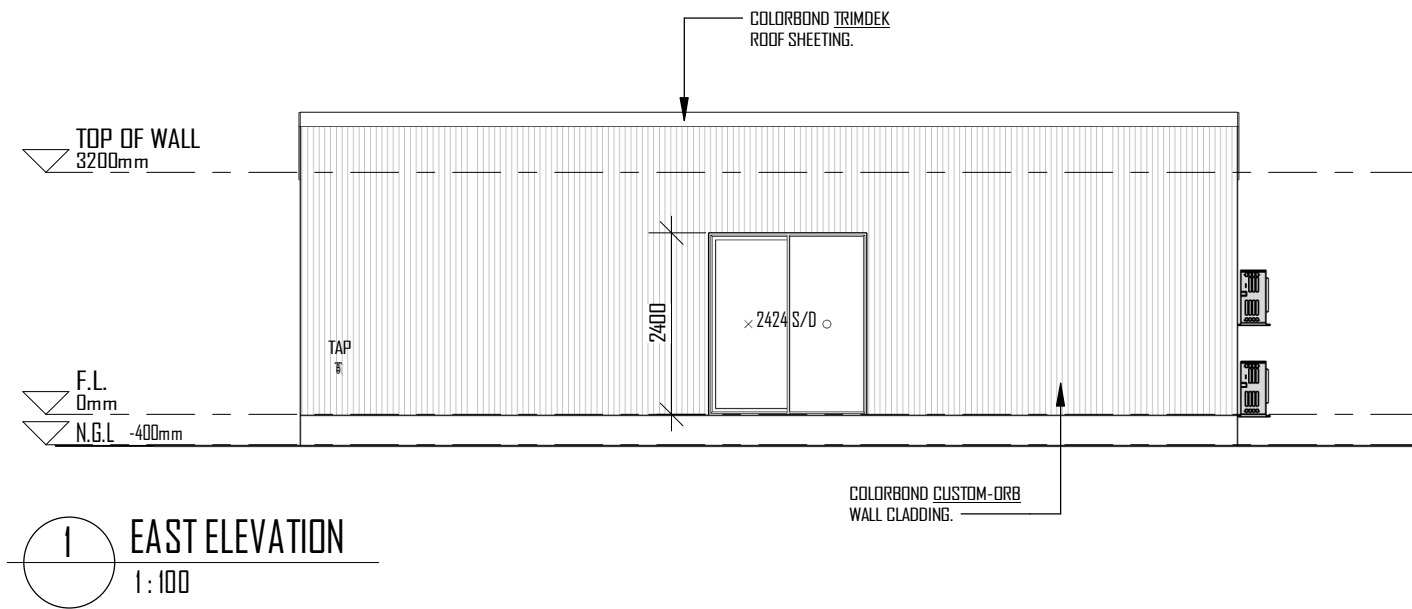
25120

WIND

C2

SHEET No.

PP03



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SCALE	DRAWN BY	JOB
1:100	A. CARRARA	25120
		SHEET No.
		PP04