



Date >> 22 June 2026

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 22 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:	MCU26/0048
Assessment no:	4823008
Proposal:	Multiple Dwelling - Three (3) Dwelling Units
Street address:	3 Gelling Crescent DOUGLAS QLD 4814
Real property description:	Lot 61 RP 737887
Applicant's reference:	DA056-26

The information requested is set out below >>

Request Item 1 - Amended plans

The applicant is requested to provide amended plans that detail the provision of private open space to each proposed unit.

Reason

To demonstrate compliance with Performance Outcome PO29 of the Low density residential zone code of the Townsville City Plan.

Advice

The applicant is advised that AO29.2 requires private open space for floors above ground level be provided in the form of a balcony.

Request Item 2 - Location of clothes drying facilities

The applicant is requested to identify the location of clothes drying facilities for each unit.

Reason

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

Advice

The applicant is advised that these facilities cannot take up more than 10% of any balcony area.

Request Item 3 - Further justification regarding building over services

The applicant is requested to demonstrate how the proposed new building complies with the relevant provisions of QDC MP 1.4 - Building over or near relevant infrastructure with respect to its proposed siting over the existing sewer line.

Reason

To demonstrate compliance to the Part 9.3.6 Works code, SC6.4.14 Public Utilities and building over/near services and QDC MP 1.4 - Building over or near relevant infrastructure.

Advice

The applicant is advised that the proposed new building is to be located over a sewer line and property connection. If the proposal is unable to satisfactorily demonstrate compliance against P2 (b) of QDC MP1.4, the following options must be considered in order of preference to ensure the proposal does not impact the sewer line:

- 1. Relocate the proposed structure elsewhere on the property so that it will not be over the existing sewer.*
- 2. If Option 1 cannot be reasonably accommodated, the sewer should be re-aligned within the site to avoid the proposed structure. An operational works application will need to be submitted to allow a detailed engineering assessment.*
- 3. If Option 2 cannot be reasonably accommodated (e.g. the grade of the re-aligned sewer no longer achieves the minimum required by Council, or the additional required public infrastructure would impose disproportionate lifecycle costs on Council), remove the older main from the property and replace it with a new main, following the current alignment. An operational works application will need to be submitted to allow a detailed engineering assessment. This is to ensure the life of the sewer asset will generally match the life of the structure.*
- 4. This option only applies where the old sewer assets have already been replaced by new assets within the proposed location (rare case for brownfield site). This option does not consider relined pipes because the original conduit is considered to have used a good amount of their service life. For this option, the condition of the sewer line is to be assessed via CCTV inspection. If the CCTV report shows the pipe to be in good condition than council will permit building over the sewer line. If the CCTV inspection shows pipe not in good condition than option 3 will apply.*

Further to the above, the applicant is advised that construction over the existing property connection is not supported.

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 Jayne Carter on telephone 07 4727 9428, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development