Date >> 29 October 2026

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Hussar Investments
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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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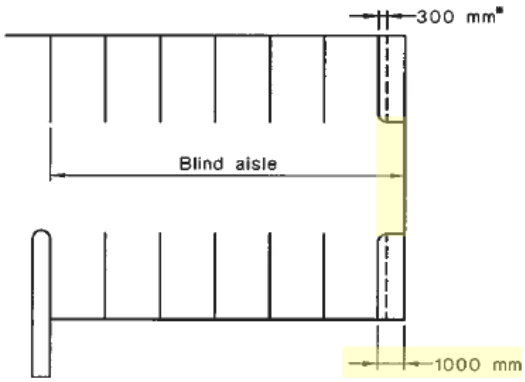


Figure 1: Aisle extension requirement

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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