Northpoint Planning

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Our Reference: NP26.022
TCC Reference: MCU26/0095
RB.MH

9 November 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via: *developmentassessment@townsville.qld.gov.au*
jayne.carter@townsville.qld.gov.au

Attention: Planning and Development – Jayne Carter

Dear Jayne,

Response to Information Request
Development Application for Material Change of Use – Multiple Dwelling (3 Units)
42B Hughes Street, Hermit Park and formally described as Lot 2 on RP742182

Northpoint Planning acts on behalf of the applicant, R. Marsden, in relation to the abovementioned development application and refers to the Information Request issued by Townsville City Council (Council) on 21 October 2026 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

Response to Information Request

Council's Information Request comprises one item, Request Item 1, which asks for amended plans that relocate Carport 1 out of the front 6m setback as a tandem carport along the side boundary and give Carport 2 direct access from Hughes Street, to demonstrate compliance with PO16 of the Low density residential zone code. Amended plans prepared by Burdekin Building Design (BBD2505, Revision D) are provided at **Attachment 2**.

The amended plans make the following changes:

- Carport 1:
  - Relocated to the western side boundary as a single width carport, with a second tandem space on Driveway 1 directly in front of the carport.
  - Setback 6m from the Hughes Street frontage.
  - Accessed by a separate 3m wide driveway (Driveway 1) from Hughes Street.
  - Bin storage relocated to a screened bin enclosure on the western boundary, beside Driveway 1.
- Carport 2:
  - Reoriented to open directly to Hughes Street, accessed by a 5.6m wide double driveway (Driveway 2).

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- Central driveway and manoeuvring area:
  - Removed and replaced with landscaping, including tree planting, and pedestrian paths to the unit entries.

The amended layout responds directly to Council's request. Relocating Carport 1 behind the front setback and removing the central driveway, substantially reducing the extent of hardstand and parking structures across the frontage. This area is now provided as opportunity for additional landscaping, resulting in the building entries, rather than parking, being the dominant elements when viewed from Hughes Street.

Proceeding

We trust the attached information is sufficient for Council to finalise their assessment of the application. We welcome the opportunity to discuss the application with Council further, 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,



Meredith Hutton

DIRECTOR
Northpoint Planning

Attachment 1 – TCC Information Request
Attachment 2 – Amended Development Plans (BBD2505, Revision D)

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Attachment 1

Document Set ID: 29050495
Version: 1, Version Date: 10/11/2026

Date >> 21 October 2026

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ABN: 44 741 992 072

R Marsden
C/- Northpoint Planning
Po Box 4
TOWNSVILLE CITY QLD 4810

Email >>hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on *21 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:	MCU26/0095
Assessment no:	1726055
Proposal:	Multiple Dwelling - Three Units
Street address:	42B Hughes Street HERMIT PARK QLD 4812
Real property description:	Lot 2 RP 742182
Applicant's reference:	NP26.022

The information requested is set out below >>

Request Item 1 – Rearrangment of carports and driveway

The applicant is requested to provide amended plans that removes Carport 1 from the frontage and relocates the covered parking to a tandem carport located along the eastern boundary and out of the front 6m setback. The site plan should also be redesigned to provide a double driveway access to Carport 2 accessed directly from the street and a single driveway on the east accessing Carport 1 from the street.

Reason

To demonstrate compliance with Performance Outcome PO16 of the Low density residential zone code of the Townsville City Plan.

Advice

The applicant is advised that the current layout results in carports and hardstand driveway dominating the façade, the above requested design change will provide space for landscaping that will soften the development and assist in giving a house like appearance.

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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

Dbl Click for Signature
For Assessment Manager
Planning and Development

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Attachment 2

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Version: 1, Version Date: 10/11/2026

MARSDEN, R
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

BBD DRAWING SCHEDULE		
DWG No.	DRAWING TITLE	ISSUE
1A000	COVER SHEET	D
1A002	PERSPECTIVES	D
1A100	SITE PLANS	D
1A110	LEVEL 1 FLOOR PLANS	D
1A111	LEVEL 2 FLOOR PLANS	D
1A200	ELEVATIONS	D
1A300	TYPICAL SECTIONS - SHEET 1	D
1A301	TYPICAL SECTIONS - SHEET 2	D



1 Cover Sheet

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TITLE:
COVER SHEET

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

CLIENT:
MARSDEN, R

DRAWN: BBD		DATE: NOV 26	A1
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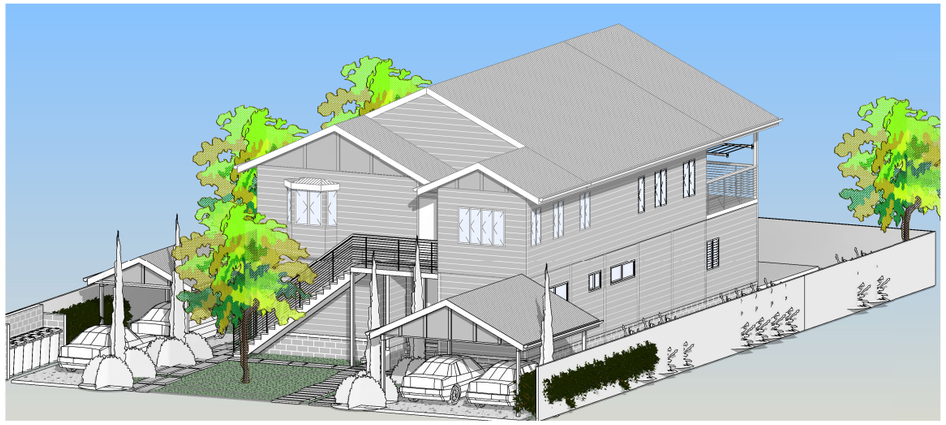
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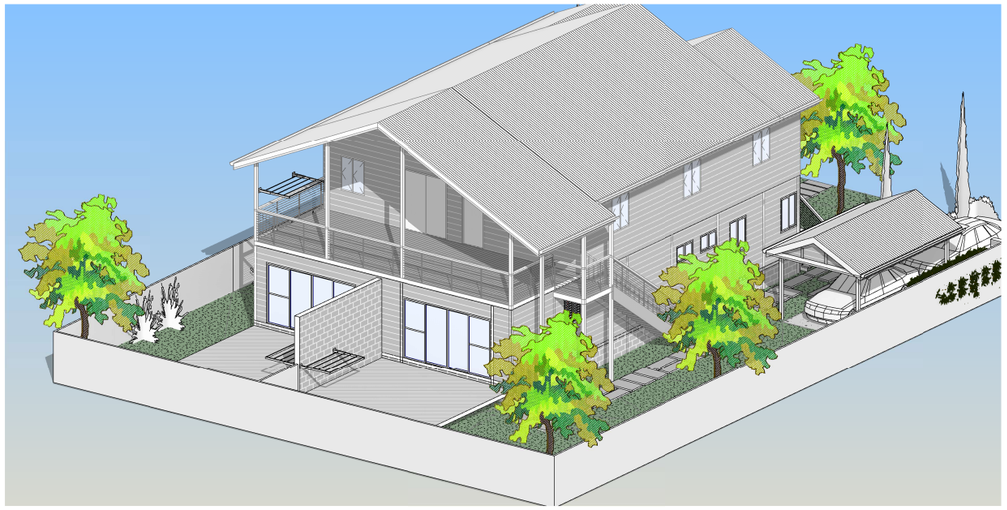
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1 IMAGE 1



2 IMAGE 2



3 IMAGE 3

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TITLE:
PERSPECTIVES

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

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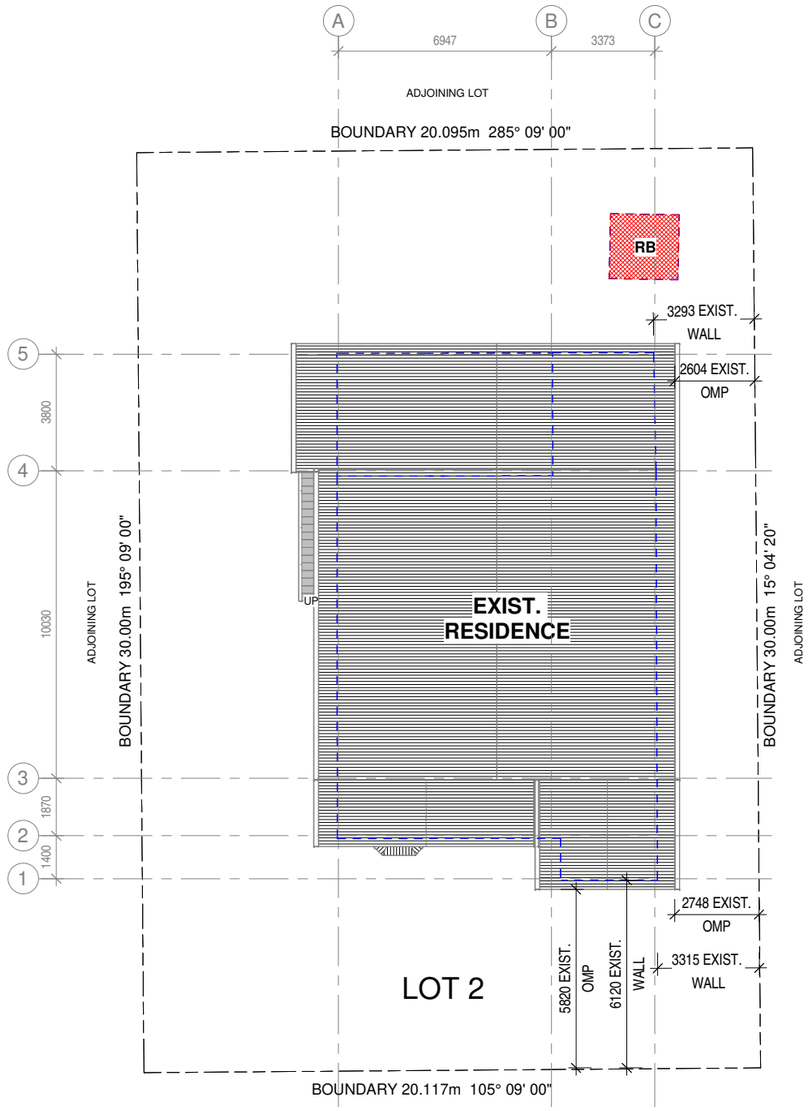
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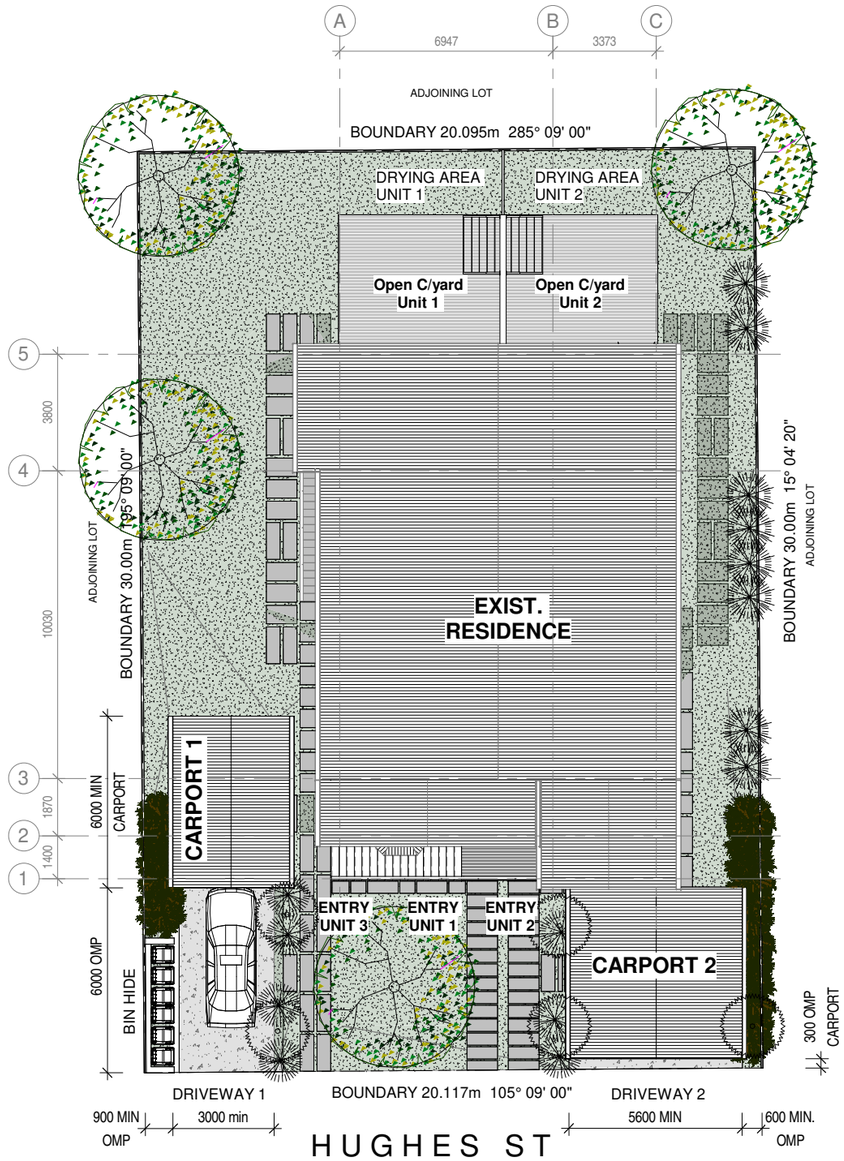
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1 SITE PLAN - EXIST. & DEMO
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2 SITE PLAN - PROPOSED
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LEGEND

PROPERTY DESCRIPTION:

Lot 2 on	RP742182
Council:	Townsville City Council
Site Area:	603m²

SITE COVERAGE AREAS:

Main Building GFA: 170m²	
New GF Open C/yards GFA:	47m²
New GF Carports GFA:	68m²
Total GFA:	**285m²**
Site Coverage:	47.4%

WIND CLASSIFICATION:	C2
BUILDING CLASSIFICATN:	Class 2
TYPE OF CONSTRUCTION:	Type C
RISE IN STOREY:	2

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TITLE:
SITE PLANS

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

CLIENT:
MARSDEN, R

DRAWN: BBD		DATE: NOV 26	A1
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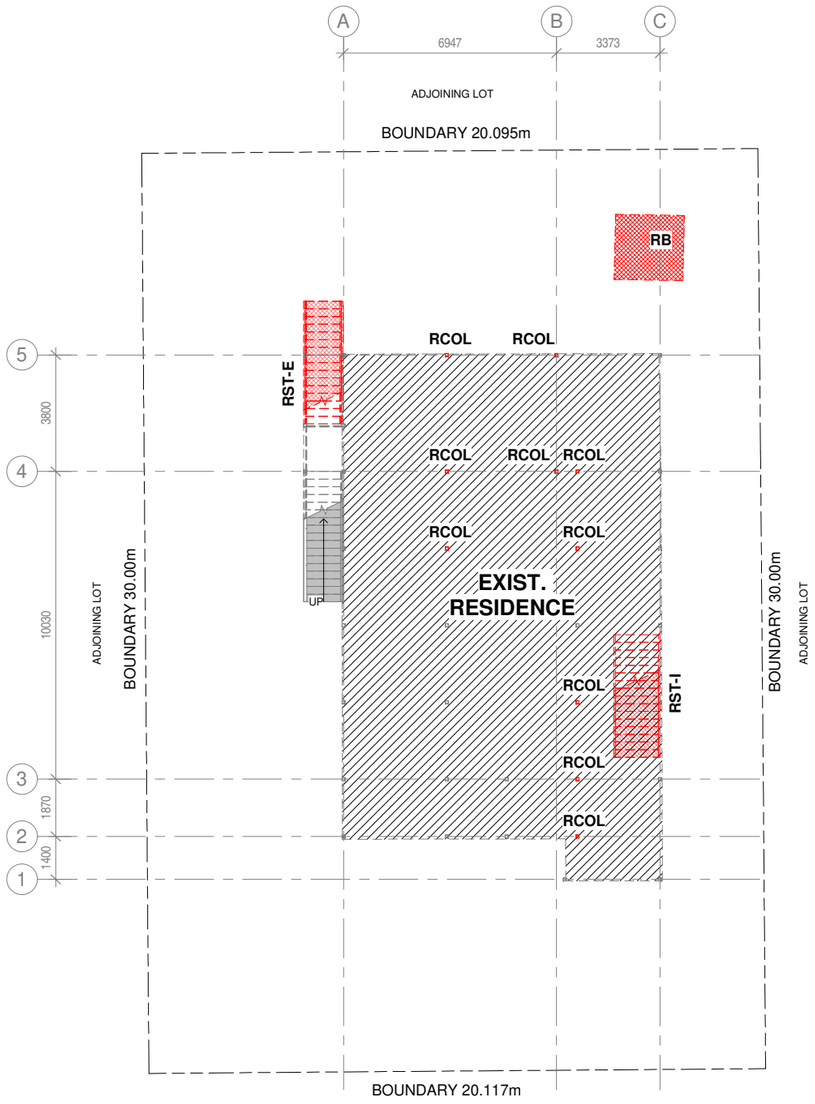
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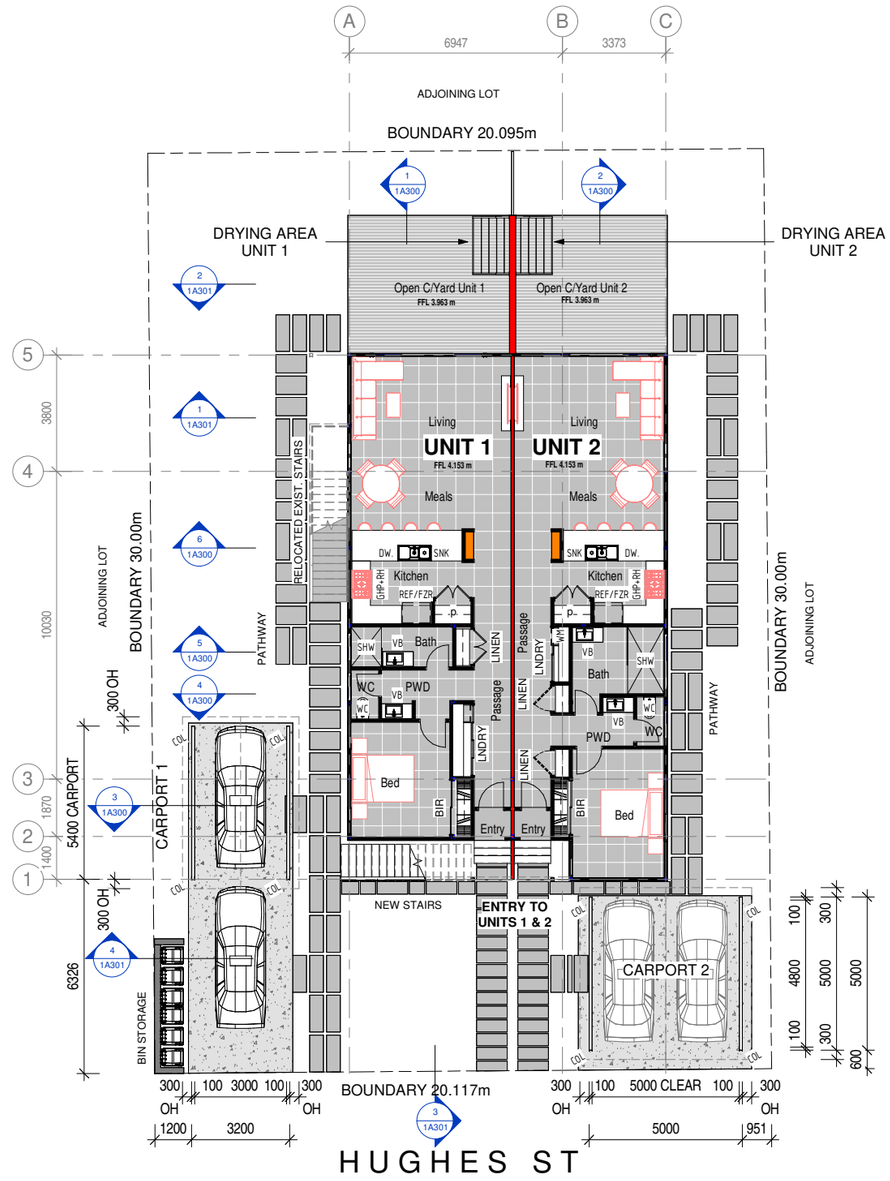
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1 PLAN - LEVEL 1 FLOOR PLAN - EXIST. & DEMO
1 : 100



2 PLAN - LEVEL 1 FLOOR PLAN - PROPOSED
1 : 100

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TITLE:
LEVEL 1 FLOOR PLANS

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

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2 PLAN - LEVEL 2 FLOOR PLAN - PROPOSED
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TITLE:
LEVEL 2 FLOOR PLANS

PROJECT:
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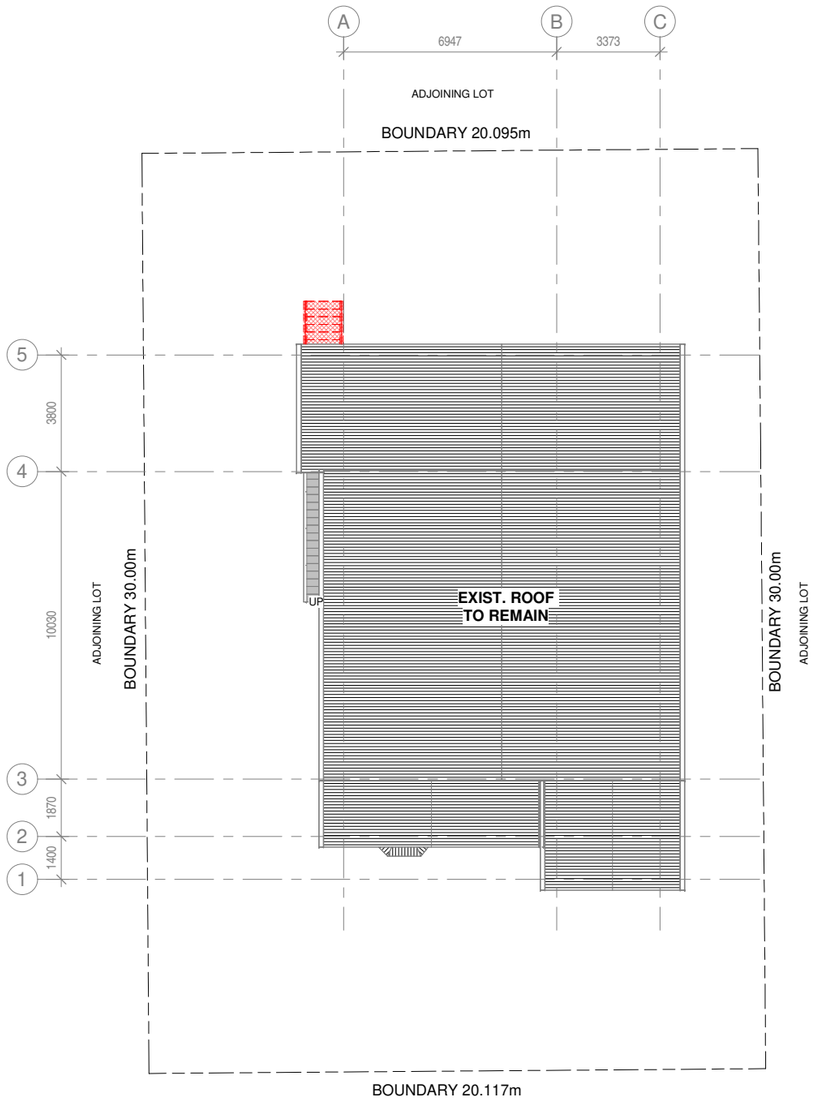
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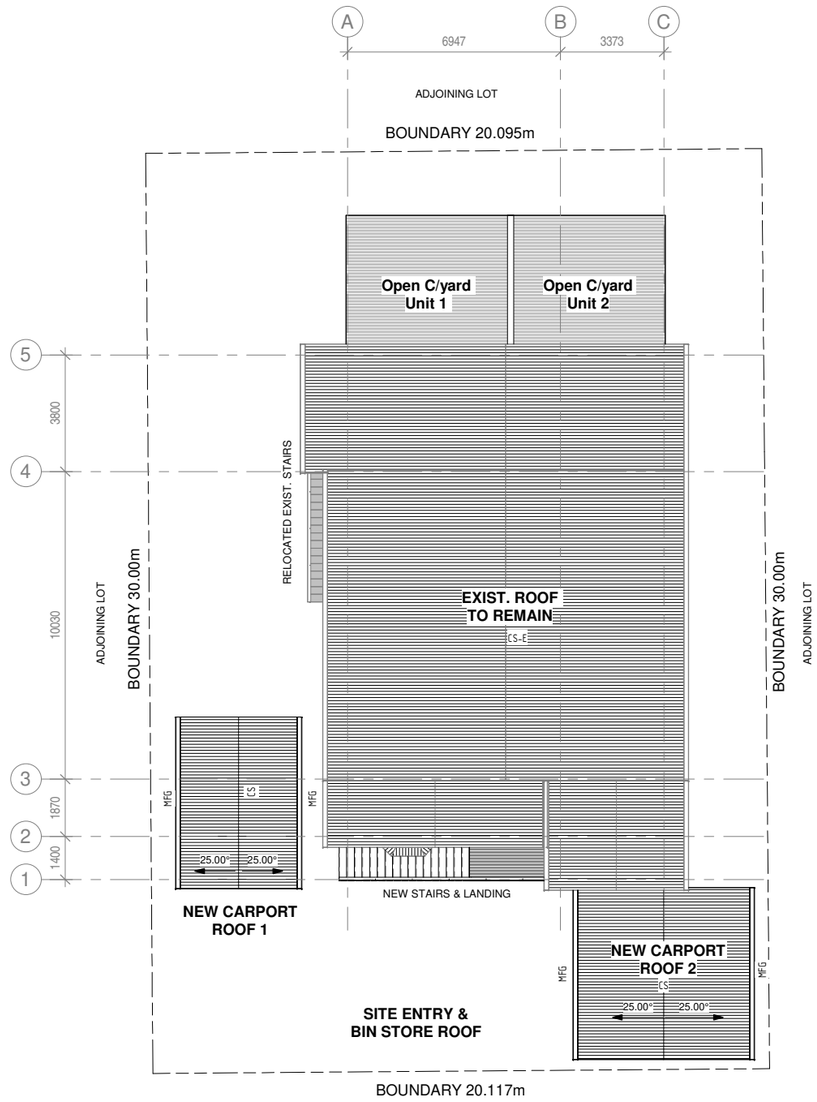
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HUGHES ST

1 PLAN - ROOF PLAN - DEMO
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HUGHES ST

2 PLAN - ROOF PLAN - PROPOSED
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TITLE:
ROOF PLANS

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

CLIENT:
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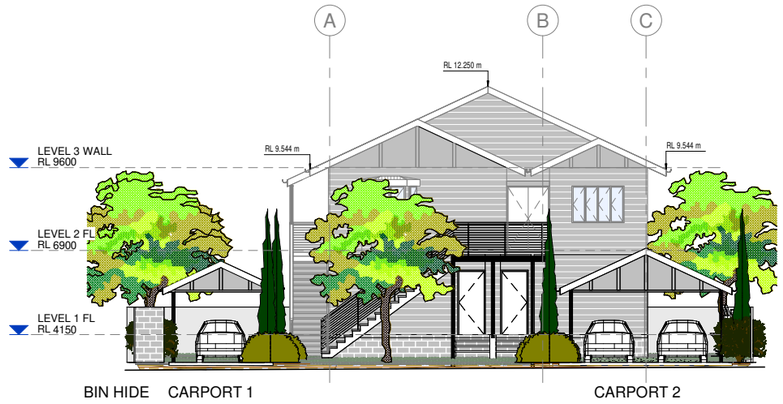
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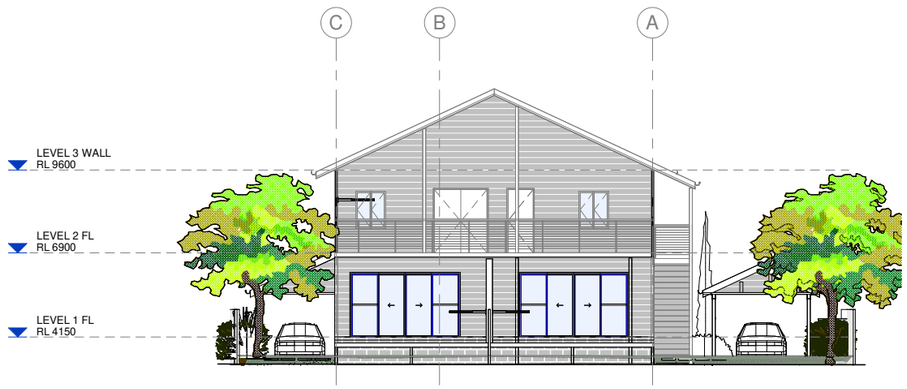
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1 ELEVATION 1
1 : 100



2 ELEVATION 2
1 : 100



3 ELEVATION 3
1 : 100



4 ELEVATION 4
1 : 100

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TITLE:
ELEVATIONS

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

CLIENT:
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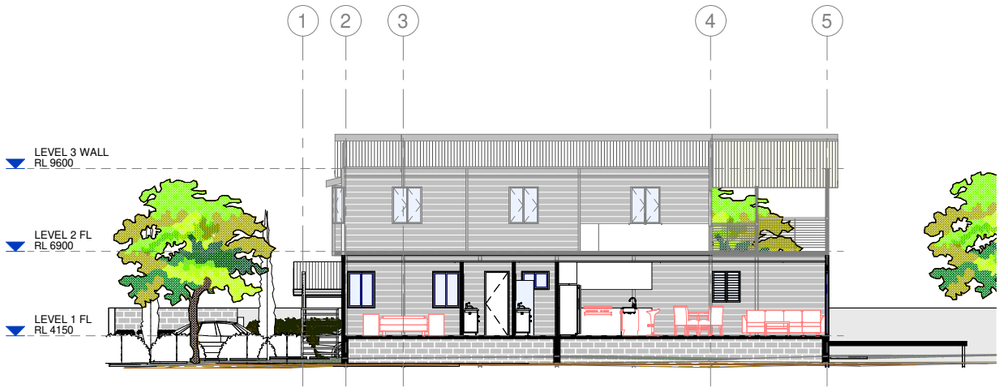
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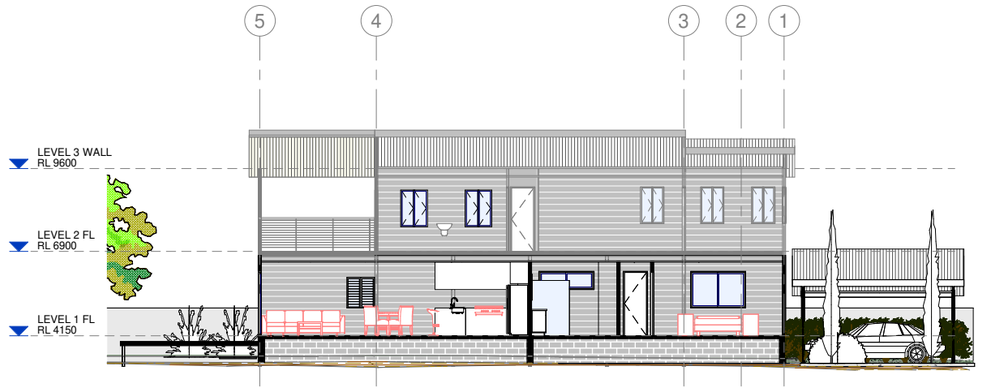
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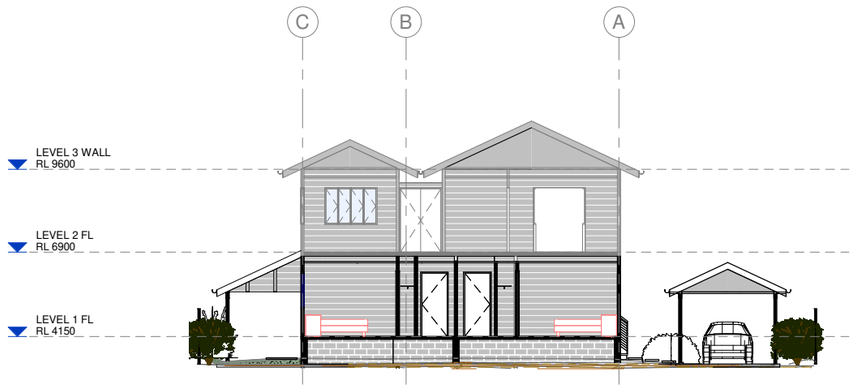
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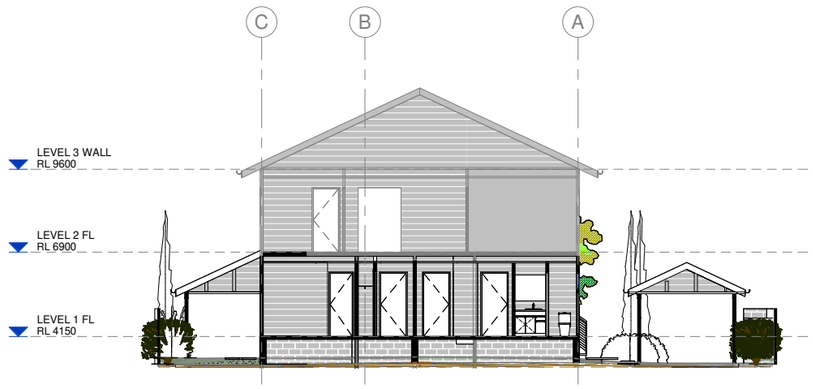
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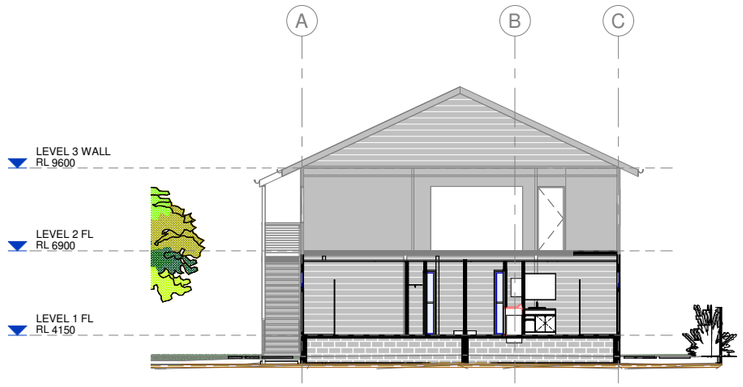
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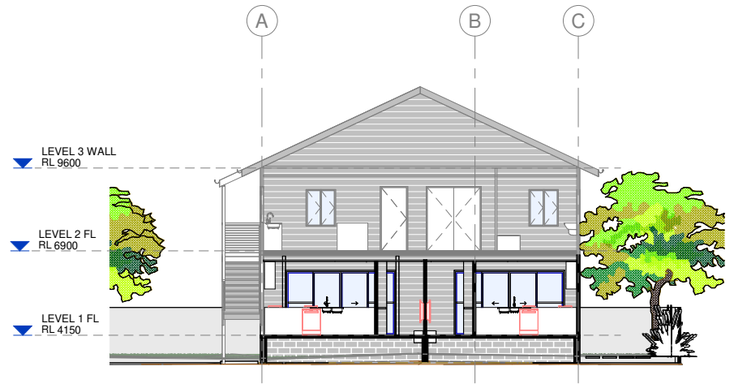
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4 Typical Section 4
1 : 100



5 Typical Section 5
1 : 100



6 Typical Section 6
1 : 100

burdekin BUILDING DESIGN
□ building design
□ project development
□ planning service
□ drafting service

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TITLE:
TYPICAL SECTIONS - SHEET 1

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

CLIENT:
MARSDEN, R

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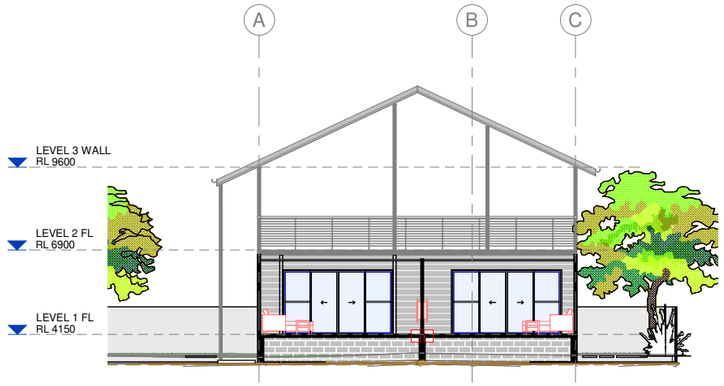
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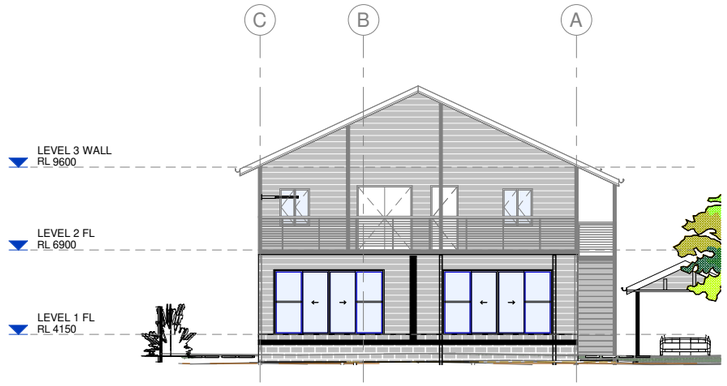
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1 Typical Section 7
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2 Typical Section 8
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3 Typical Section 9
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TITLE:
TYPICAL SECTIONS - SHEET 2

PROJECT:
PROPOSED MULTIPLE UNIT DWELLING DEVELOPMENT

42B HUGHES ST HERMIT PARK QLD 4812

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