

From: "Hannah Flynn" <hannah@northpointplanning.com.au>
Sent: Fri, 19 Jun 2026 14:58:25 +1000
To: "Kate Wilkes" <Kate.Wilkes@townsville.qld.gov.au>
Cc: "Meredith Hutton" <meredith@northpointplanning.com.au>; "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: NP25.336 I MCU26/0037 - IR Response - 52 Gregory Street, North Ward
Attachments: ONP25.336 - IR Response.pdf

Good afternoon Kate,

Please find attached correspondence as the applicant's response to the Information Request issued by Council on 27 May 2026 in relation to the above-mentioned application.

Should you require any further information or clarification, please do not hesitate to contact our office.

Kind regards,

Hannah Flynn
Town Planner



E hannah@northpointplanning.com.au
P 07 4440 5282
W www.northpointplanning.com.au
A 613 Flinders Street | PO Box 4
Townsville Q 4810

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Our Reference: NP25.336
TCC Reference: MCU26/0037
HF.MH

19 June 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via email: kate.wilkes@townsville.qld.gov.au

Attention: Planning and Development – Kate Wilkes

Dear Kate,

Response to Information Request

Development Application for Material Change of Use – Short-term Accommodation (100 Rooms) & Food and Drink Outlet located at 52 Gregory Street & 55 Mitchell Street, North Ward and formally identified as Lot 1 on RP 718777 & Lot 2 on RP 718777

Northpoint Planning act on behalf of the applicant, Jankovic Property, with respect to the abovementioned development application, and refer to the Information Request issued by Townsville City Council on 27 May 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

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 – Updated Traffic Impact Assessment

This item requires the Applicant to provide an updated Traffic Impact Assessment.

In response, amended architectural plans have been provided in **Appendix 2**. It is considered that these amendments sufficiently address Council's concerns regarding the proposed development.

The proposed parking area will operate as a managed facility under the day-to-day supervision of hotel staff. Vehicles will be parked and retrieved by hotel staff rather than guests directly. This operational approach is consistent with standard practice for short-term accommodation uses of this nature and scale. Accordingly, concerns regarding tandem configurations and small space



dimensions are addressed through the operational management of the facility, with staff able to efficiently utilise all available spaces regardless of configuration.

The proposed development provides 34 on-site car parking spaces across Levels 1 and 2. As noted in the Development Application, the practical parking demand for the short-term accommodation component, assessed at the commonly applied CBD rate of one space per four rooms, is 25 spaces. The proposed 34 spaces therefore exceed the anticipated operational demand for the accommodation use.

The site is centrally located in the Gregory Street village area within close proximity to The Strand, the Townsville CBD, Breakwater Marina and a range of tourism, recreation and employment destinations. The site is well-serviced by public transport infrastructure, with bus stops accessible along The Strand, Eyre Street and Warburton Street. Dedicated pick-up and drop-off facilities are provided to the street frontage to accommodate taxis, rideshare services and shuttle transfers. These factors are consistent with broader tourism trends that support reduced reliance on private vehicle use and on-site parking in accessible, mixed-use urban locations.

The parking arrangements will be operationally managed by the hotel operator, including allocation of spaces, staff management practices and guest communication regarding alternative transport options. This reflects the operational characteristics of short-term accommodation, where parking demand is influenced by visitor travel behaviour, length of stay and booking arrangements.

Having regard to the proposed parking provision exceeding the assessed practical demand, the managed nature of the facility, and the accessible location of the site, the proposed on-site parking supply is considered appropriate for the development.

For clarity, the development incorporates two distinct service areas serving separate operational functions. The primary loading bay is located on the Mitchell Street frontage and is designed to accommodate standard rigid vehicles servicing the development. The secondary internal service area is intended for smaller vehicles associated with the restaurant tenancy, such as van deliveries and access by the restaurant manager, and is not intended to accommodate larger service vehicles.

An amended Traffic Impact Assessment is currently being prepared by Bitzios Consulting and will be provided to Council on completion. The amendments specifically address the swept path of the secondary internal servicing bay.

Request Item 2 – Airport Environs Overlay

This item requires the Applicant to obtain written consent for the proposed development from Townsville Airport and the Department of Defence.

Consent has been requested from both Townsville Airport and the Department of Defence. Written confirmation will be forwarded to Council upon receipt.

Request Item 3 – Waste Management

This item requires the Applicant to provide an updated waste management plan that details that waste collection will be facilitated by Council and confirmation that the proposed waste collect point provides adequate clearance for Council's refuse vehicles.



The amended plans provided at **Attachment 2** demonstrate that waste can be collected kerbside from the Mitchell Street frontage, with adequate clearance for collection vehicles in accordance with Council's requirements. Having regard to this, it is not considered necessary to update the Waste Management Plan.

Proceeding

We trust the attached information is sufficient for Council to continue 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,

Hannah Flynn

TOWN PLANNER

Northpoint Planning

Attachment 1 – TCC Information Request
Attachment 2 – Amended Plans



Attachment 1



Date >> 27 May 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Jankovic Property
C/- Northpoint Planning
PO Box 4
TOWNSVILLE QLD 4810

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

Email >> hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 27 May 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:	MCU26/0037
Assessment no:	0207027
Proposal:	Short-term Accommodation (100 Rooms) and Food and Drink Outlet
Street address:	52 Gregory Street NORTH WARD QLD 4810
Real property description:	Lot 2 RP 718777 Lot 1 RP 718777
Applicant's reference:	NP25.336

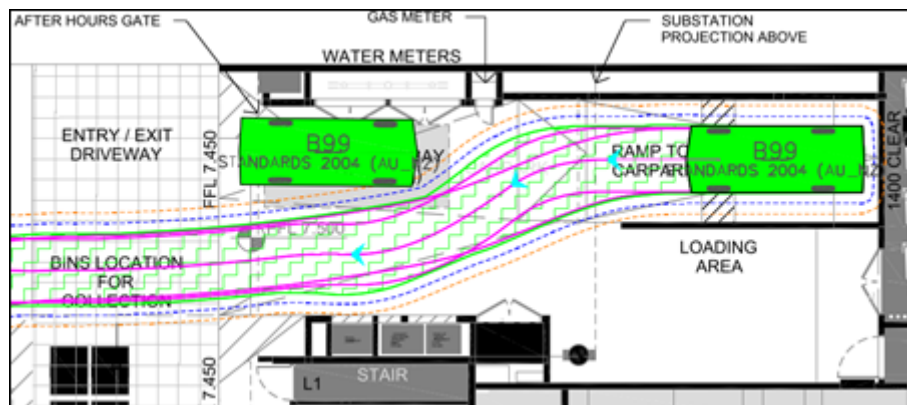
The information requested is set out below >>

Request Item 1 - Updated Traffic Impact Assessment

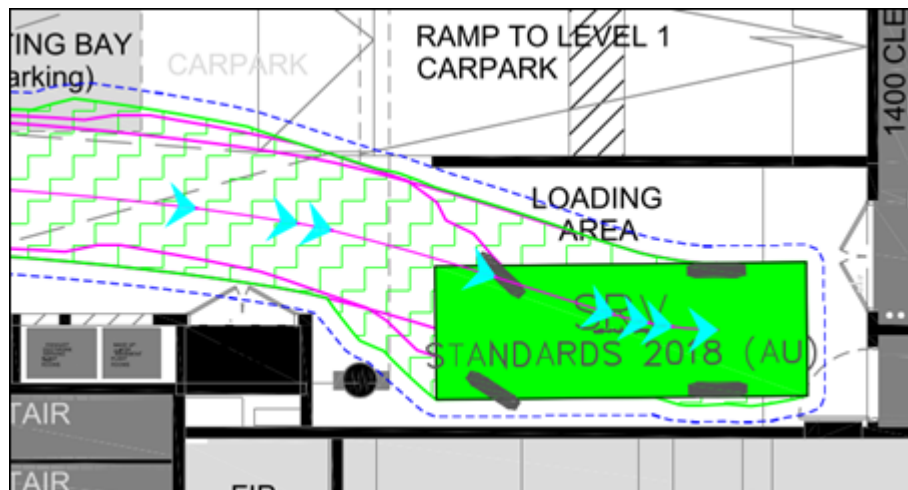
The applicant is requested to provide an updated Traffic Impact Assessment (and associated changes to the development layout), amended as necessary to address each of the following matters:

- A. On-Site Car Parking Space Sizing and Configuration
 - (a) Revise to eliminate and/or substantially reduce the small and tandem parking spaces proposed, as these are only suitable for staff and not accommodation guests (noting that the current proposal has 20 guest suitable spaces and 14 staff suitable spaces).
 - (b) Remove all tandem parking from Level 01, as the required tandem parking space manoeuvring conflicts with the through traffic driving between the ground level and parking on Level 02.

- (c) Minimise provision of small spaces (typically no more than 10% of the total parking supplied). Ensure that any small car spaces proposed are in locations where a longer vehicle utilising them will not encroach into the swept paths of vehicles traversing the driveway aisles.
 - (d) Remove indication that small spaces comply with AS2890.1 and Development manual planning scheme policy standards, unless this can be demonstrated to council's satisfaction.
- B. On-Site Car Parking Space Quantity
- (a) Revise to provide additional justification for reductions in Policy recommended on-site parking quantity, in particular given that current plans supply only 20 guest suitable spaces and the loss of 14 existing on-site parking spaces), versus 132 spaces (or 25 spaces if the CBD 1 per 4 room rate were to be applied).
 - (b) Provide commentary on how the specific quantity of proposed on-site spaces is suitable, given that only 20 guest suitable spaces are provided but the development trip generation indicates 57 trips for both morning and evening peak hours - potentially involving significantly more than 20 vehicles that require parking.
- C. Mitigating Loss of On-Street Parking
- (a) Revise to clearly indicate the proposed removal of at least 16 existing on-street public parking spaces, including the loss of a disabled parking space. It is noted that whilst two on-street parallel spaces are proposed, it is anticipated that these will be signed for pick-up/drop-off only due to proximity to the lobby/reception entrance, and thus would not be available for public parking.
 - (b) Revise to indicate replacement of the remove on-street parking to the extent practicable, or otherwise address how the loss of parking will be suitably mitigated (refer advice below).
- D. Ground Level Waiting Bay for Single Lane Ramp
- (a) Relocate the after-hours gate further into the site, such that a vehicle waiting for the gate to open can sit within the ramp waiting space and not be required to wait within the street or footpath.
 - (b) Revise the layout so that the marked waiting area/stop bar corresponds with the waiting space location assumed in the swept path diagram, and preferably supply additional manoeuvring area to minimise the likelihood of an exiting vehicle hitting the end of the adjoining loading area wall:



- E. Service Vehicles
- (a) Revise and/or relocate the loading space(s), to address the following:
 - (i) Demonstrate a minimum vertical clearance of 3.5m along the SRV travel path and setdown space.
 - (ii) Provide a wider travel path that does not require absolute driver perfection to achieve access (noting the multiple precise turning movements required in the swept path diagram):



- (iii) Preferably provide for SRV forward entry & exit, or otherwise propose appropriate safety measures to address SRV/pedestrian conflicts due to SRV reversing manoeuvres undertaken over the full verge width footpath (which at this location will be subject to heavy pedestrian usage).
- (iv) Consider building redesign or loading area relocation such that there is lift access closer to any on-street loading zone.
- (v) Consider building redesign to allow for an MRV to occasionally reverse into the site's exit driveway lane and if possible the loading area, requiring a minimum vertical clearance of 4.5m. This could potentially allow for elimination of the proposed on-street loading zone, and provision/retention of some on-street parking along Mitchell Street (signed as no-parking on waste collection days to still allow for on-street bulk bin collection). This would also mitigate item E(a)(iv) above if the on-street loading zone was eliminated.

Reason

To demonstrate compliance with *Traffic impact, access and parking code, Works code* and other relevant codes and associated policy guidelines of the Townsville City Plan.

Advice

A Parking Management Plan should be supplied for the development, in particular addressing management of items listed above that cannot be resolved only via design changes due to interlinks between various matters such as standard requirement, proposed internal parking and its management, proposed removal of on-street parking and impacts to the existing on-street parking, traffic management considerations etc.

Relating to sub-item c) "Mitigating Loss of On-Street Parking" above, consideration could possibly be given to the development supplying re-line marking works to increase on-street parking spaces within Mitchell Street (between Gregory and Kennedy Streets), which could help offset the significant loss of existing on-street parking due to the development.

Request Item 2 - Airport Environs Overlay

The applicant is requested to provide written consent for the proposed development from the Townsville Airport and the Department of Defence.

Reason

To demonstrate compliance with Performance Outcome PO1 of the Airport environs overlay code.

Advice

The applicant is advised that the development plans submitted for assessment nominate the building (including the lift overrun) as being less than the operational airspace limit of 45m above ground level, associated with OM-01.1. However, there is potential for temporary or appurtenant structures such as cranes or antennas exceeding the height trigger. To assist with providing consent from the relevant entities, please refer to the contact details below:

Townsville Airport Pty Ltd (TAPL): info@tsvairport.com.au
PO Box 7636 Garbutt QLD 4814 Australia

Department of Defence: estatemangementnq.ncz@defence.gov.au
Director General Estate Planning Department of Defence
PO Box 7911 Canberra BC ACT 2610 Australia

Request Item 3 - Waste Management

The applicant is requested to provide the following in relation to the waste management for the development:

- a) An updated waste management plan to detail that waste collection is to be facilitated by Council.
- b) conformation that the proposed waste collection point provides adequate clearance for Council's refuse vehicles.
Note: As per [SC6.4.22 Waste Management](#) of the Development manual planning scheme policy, a 6.5m clearance is required for bulk refuses bins.

Reason

- a) The Waste Management Plan and Traffic Impact Assessment, contain conflicting information as to who is collecting the waste associated with the development.
- b) To ensure compliance with PO25 of the Works code.

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.

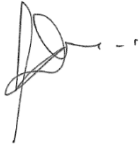
Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

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 Kate Wilkes on telephone 07 47279418, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to be 'K. Wilkes', written over a faint circular stamp or watermark.

For Assessment Manager
Planning and Development



Attachment 2

**DA
TOWNSVILLE HOTEL
55 MITCHELL STREET + 52 GREGORY STREET**

DA DRAWING LIST

DWG NO.	TITLE	REV
DA0.00	PRELIMINARIES	
DA0.00	COVER SHEET	B
DA0.01	PERSPECTIVE	A
DA0.02	PERSPECTIVE	A
DA0.03	PERSPECTIVE	A
DA0.04	PERSPECTIVE	A
DA1.00	SITE	
DA1.01	SITE PLAN	A
DA2.00	FLOOR PLANS	
DA2.0B	BASEMENT LEVEL	A
DA2.0G	GROUND LEVEL	B
DA2.0M	MEZZANINE LEVEL	A
DA2.01	LEVEL 01	A
DA2.02	LEVEL 02	A
DA2.03	LEVEL 03	A
DA2.04	LEVEL 04-08	A
DA2.09	LEVEL 09	A
DA2.10	ROOF LEVEL	A

DA DRAWING LIST

DWG NO.	TITLE	REV
DA3.00	ELEVATIONS	
DA3.01	ELEVATIONS	A
DA3.02	ELEVATIONS	A
DA3.03	ELEVATIONS	A
DA3.04	ELEVATIONS	A
DA4.00	SECTIONS	
DA4.01	SECTION A-A	A
DA4.02	SECTION B-B	A
DA5.00	TYPICAL UNITS	
DA5.01	HOTEL TYPE 1	A
DA5.05	HOTEL TYPE 2	A
DA5.08	HOTEL TYPE 3	A
DA5.10	GROUND FLOOR - LOBBY	A
DA8.00	COMPLIANCE DIAGRAMS	
DA8.01	SHADOW ANALYSIS - SHEET 01	A
DA8.11	GFA - SHEET 01	A



INDICATIVE FUTURE BUILDING

Disclaimer: This rendering was developed with the assistance of AI Tools and post-processed by a human designer. It serves as a visual concept only.

@ A3

marchesepartners

Life^{3A}

JANKOVIC
PROPERTY GROUP

PERSPECTIVE
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA0.01

26/04/26 A



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@ A3

marchesepartners

Life^{3A}

JANKOVIC
PROPERTY GROUP

PERSPECTIVE
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA0.02

26/04/26 A



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INDICATIVE FUTURE BUILDING

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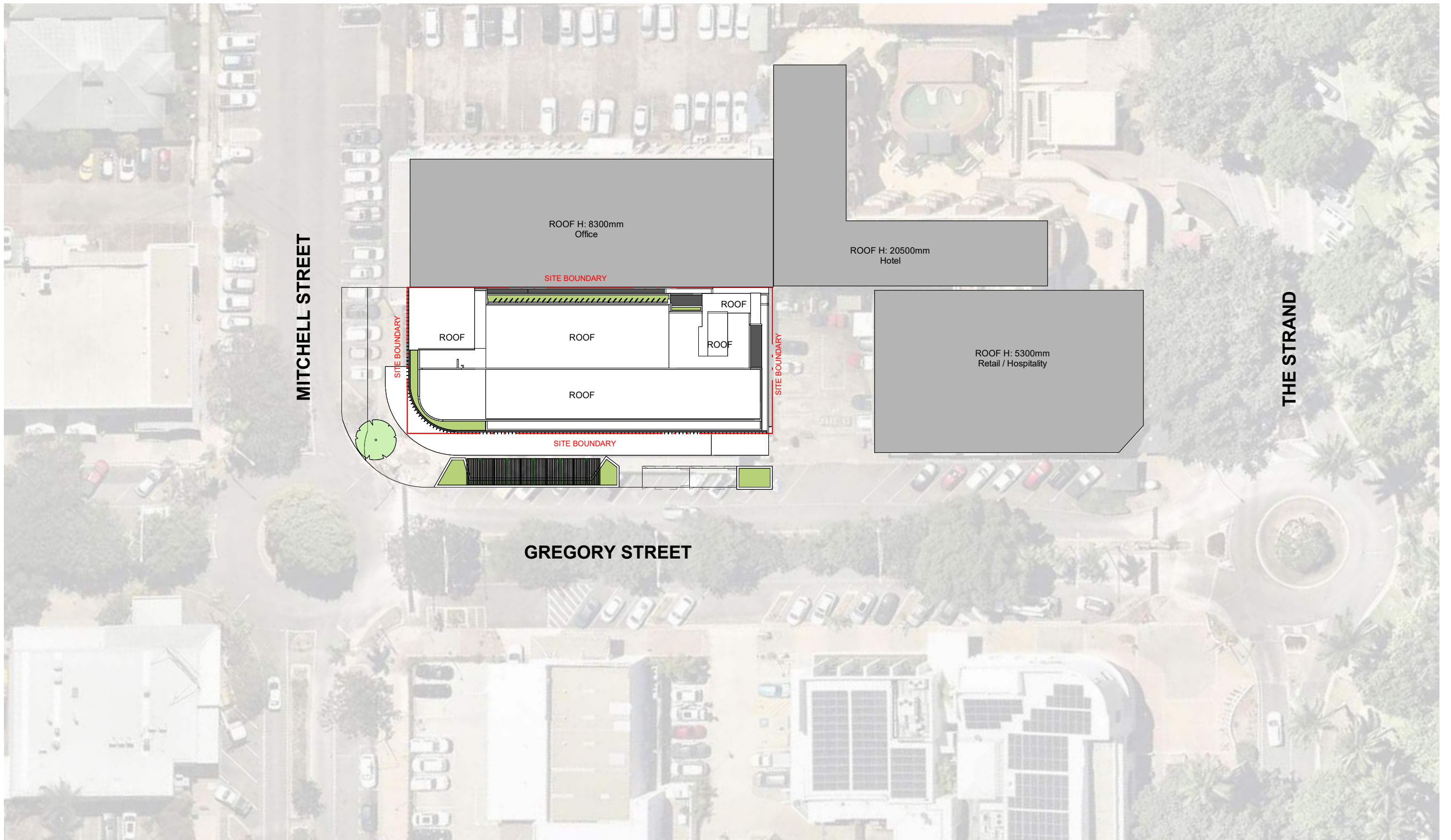
Life^{3A}

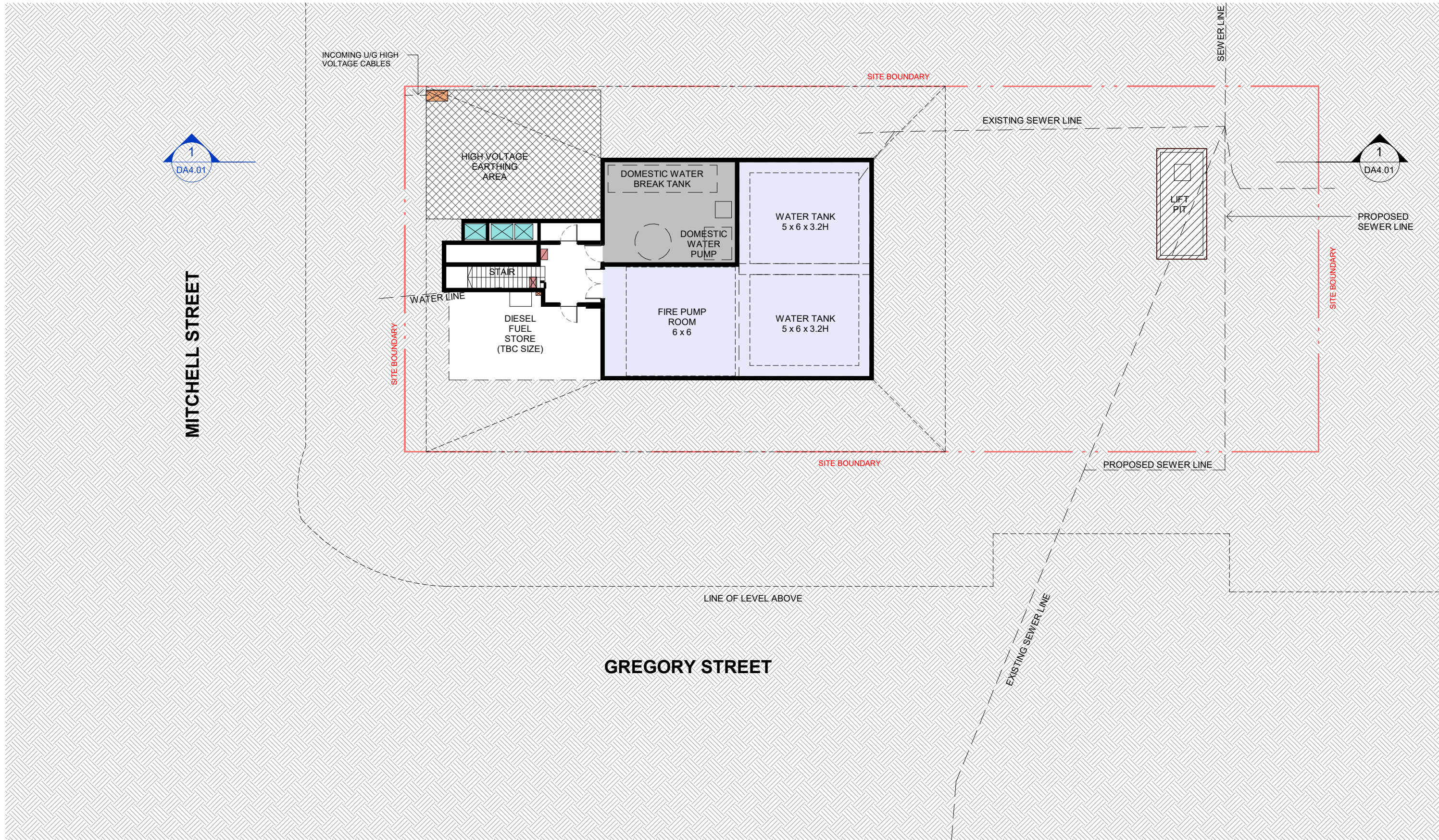
JANKOVIC
PROPERTY GROUP

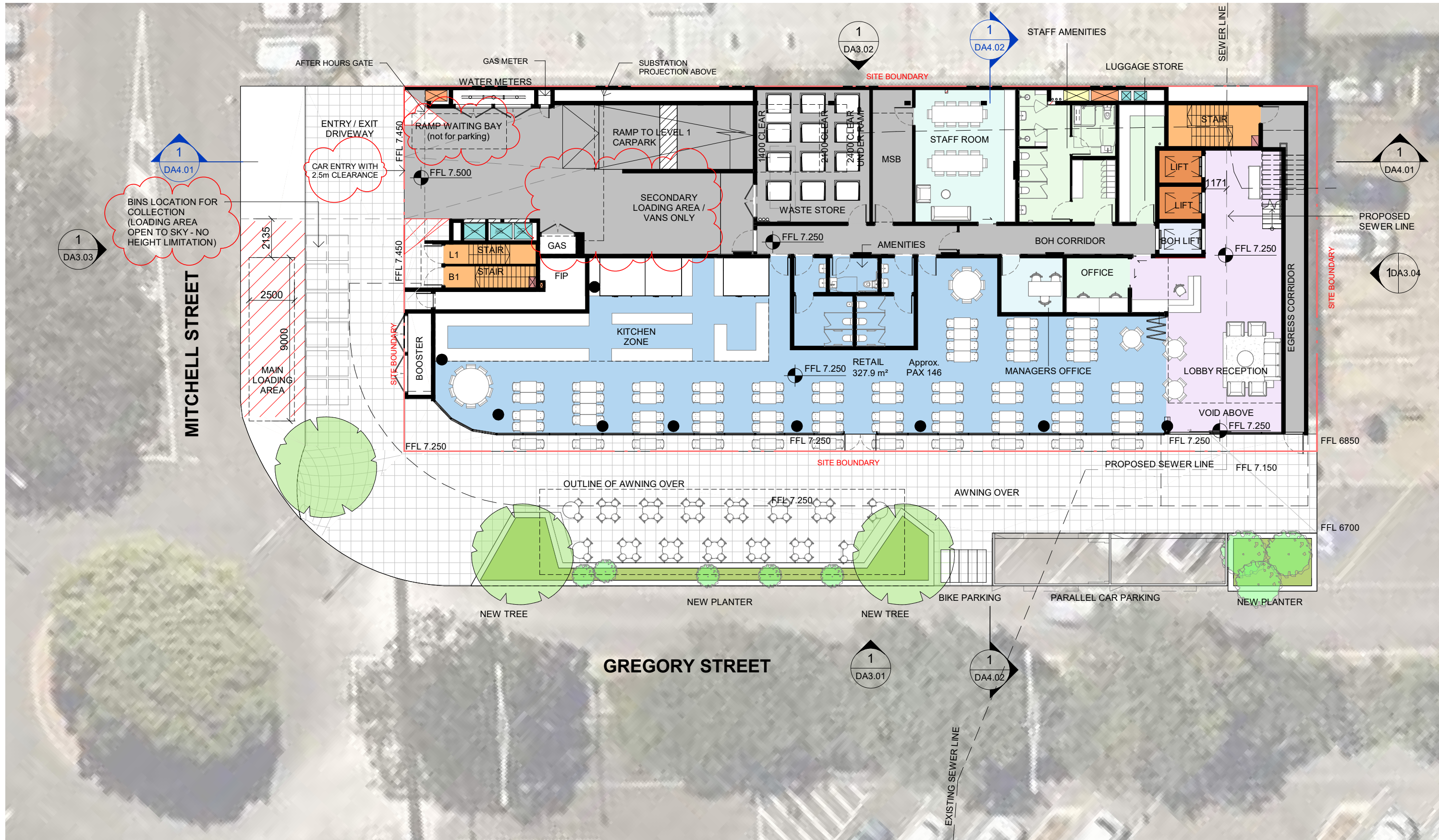
PERSPECTIVE
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

DA0.04

26/04/26 A

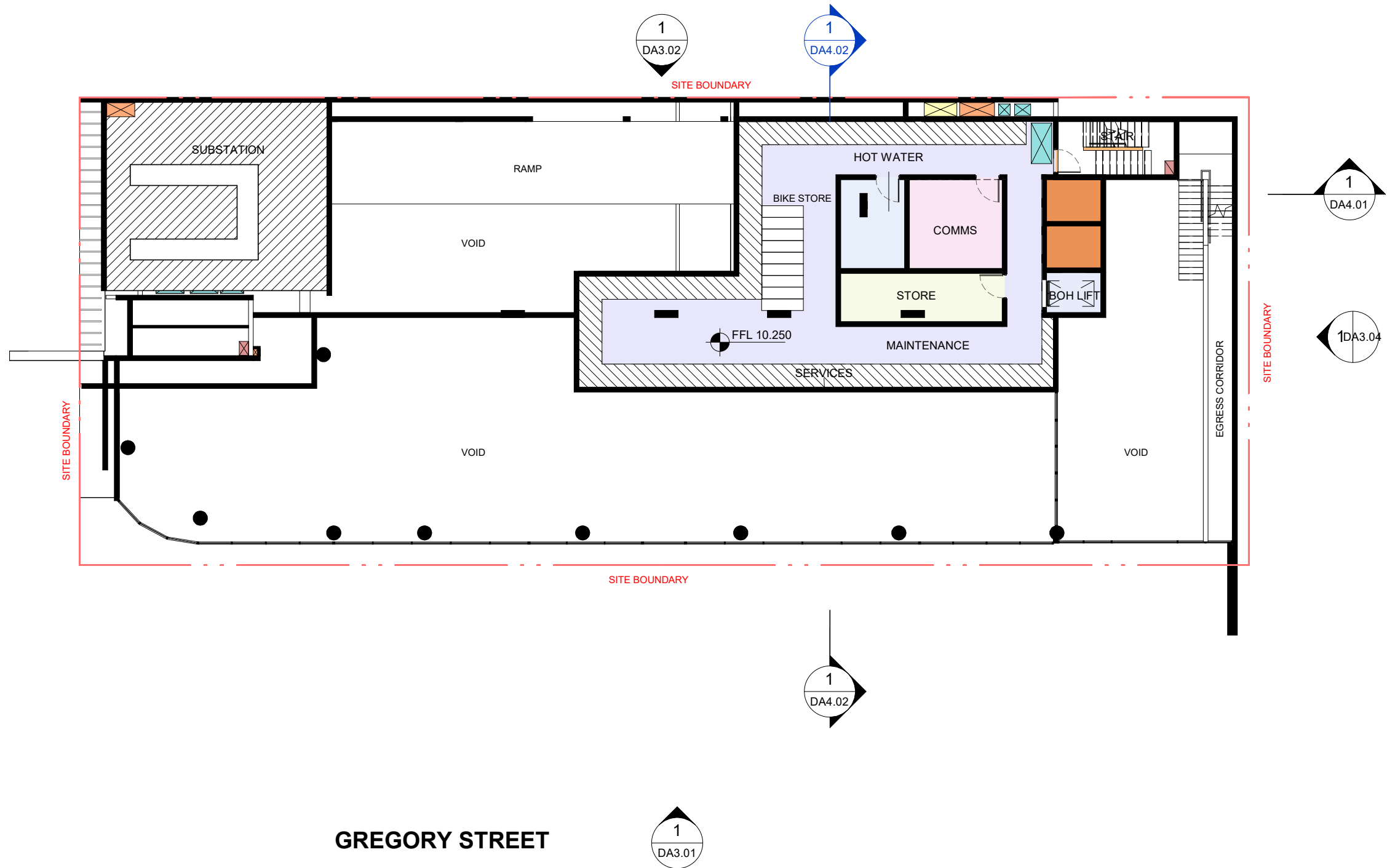






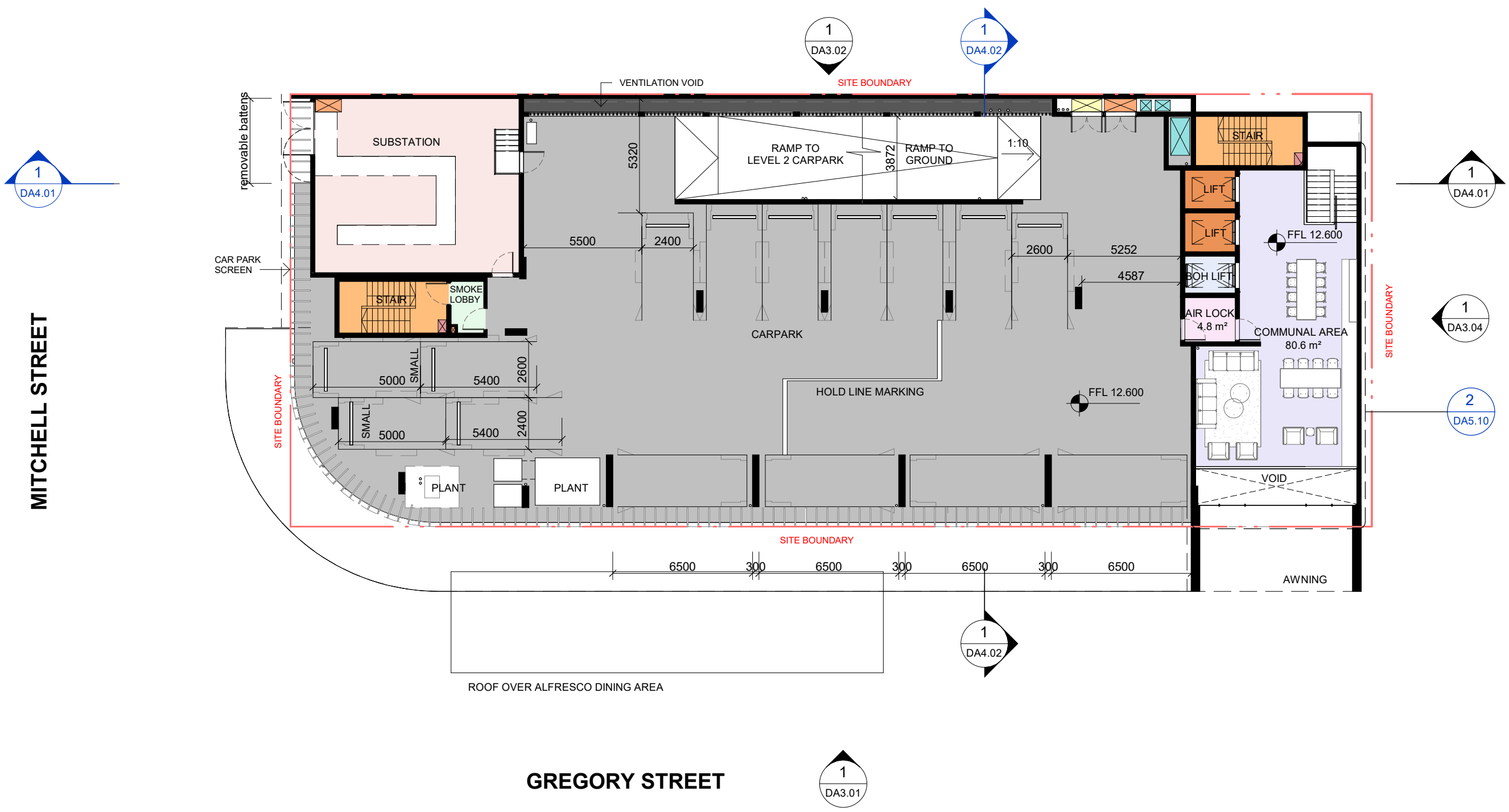
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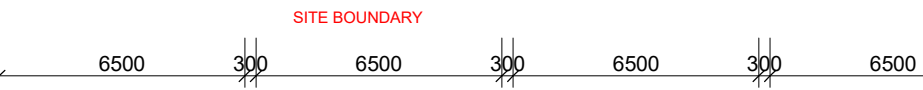
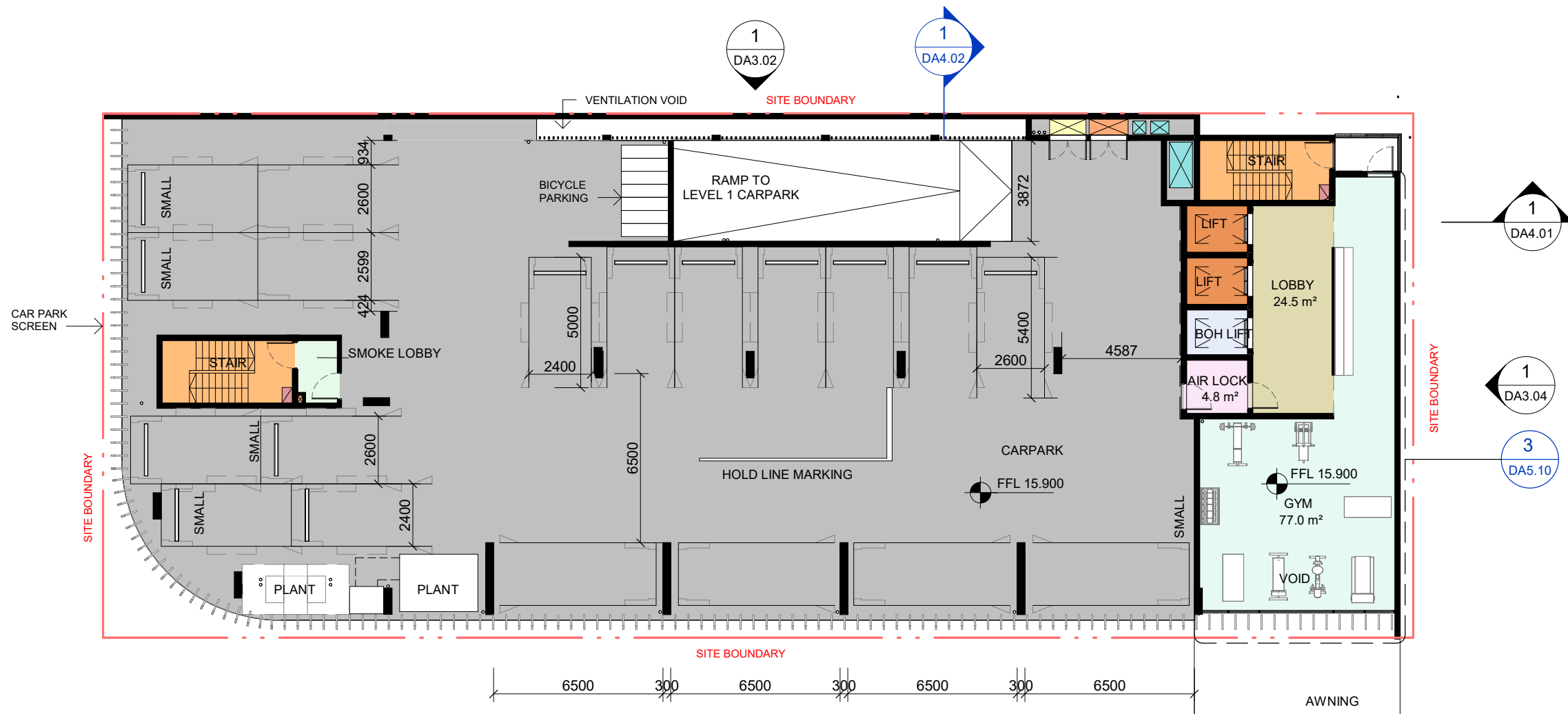
MITCHELL STREET

GREGORY STREET



LEVEL	CARPARKS
LEVEL 1	15
LEVEL 2	19
	34

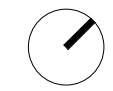




1
DA3.01

1
DA4.02

LEVEL	CARPARKS
LEVEL 1	15
LEVEL 2	19
	34



LEVEL 02
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

1 : 200@ A3
DA2.02
26/04/26 A



LEVEL 3
15 X HOTEL KEYS

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JANKOVIC
PROPERTY GROUP

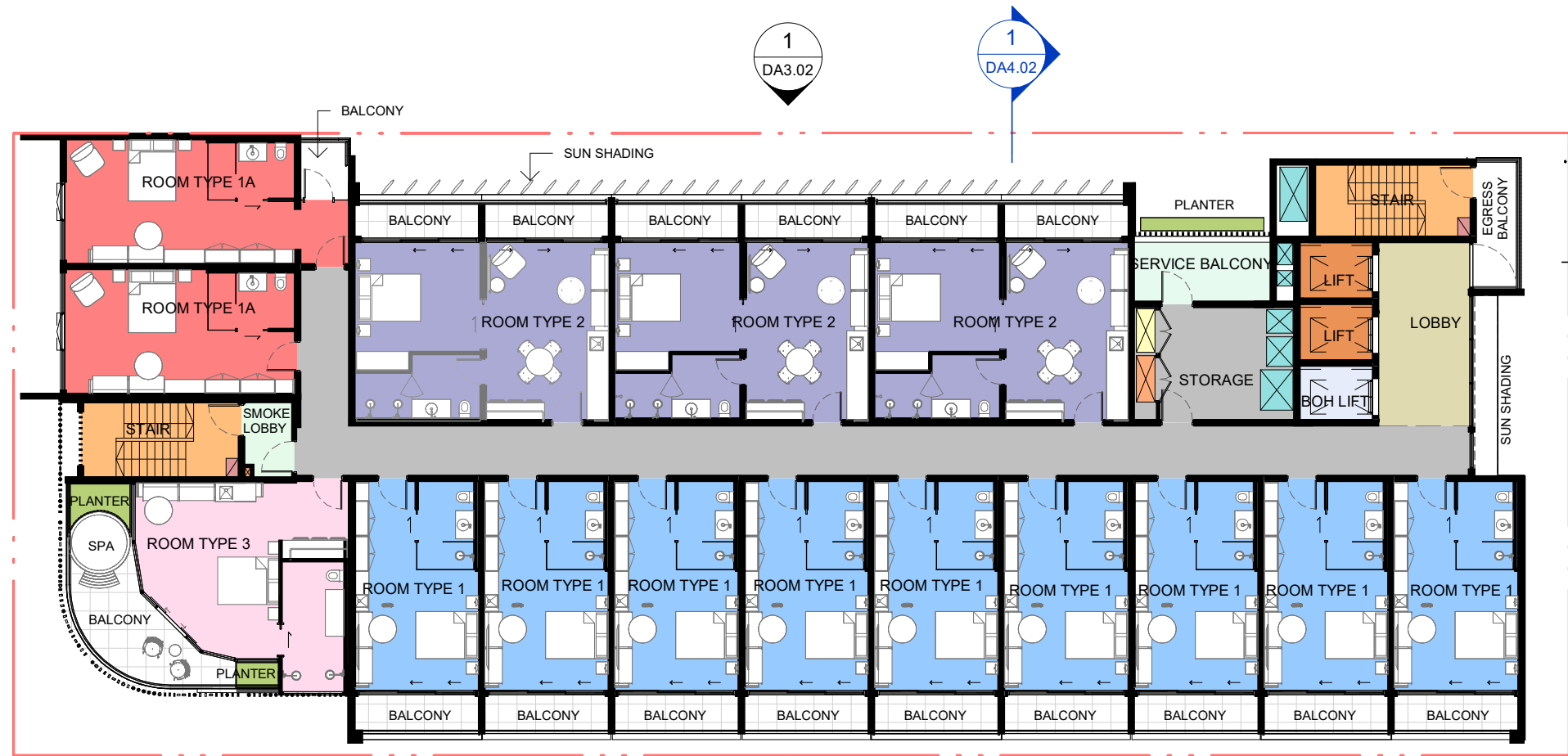


LEVEL 03
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

1 : 200@ A3

DA2.03

26/04/26 A



LEVEL 4 - 8
15 X HOTEL KEYS (EACH LEVEL)





LEVEL 9
10 X HOTEL KEYS

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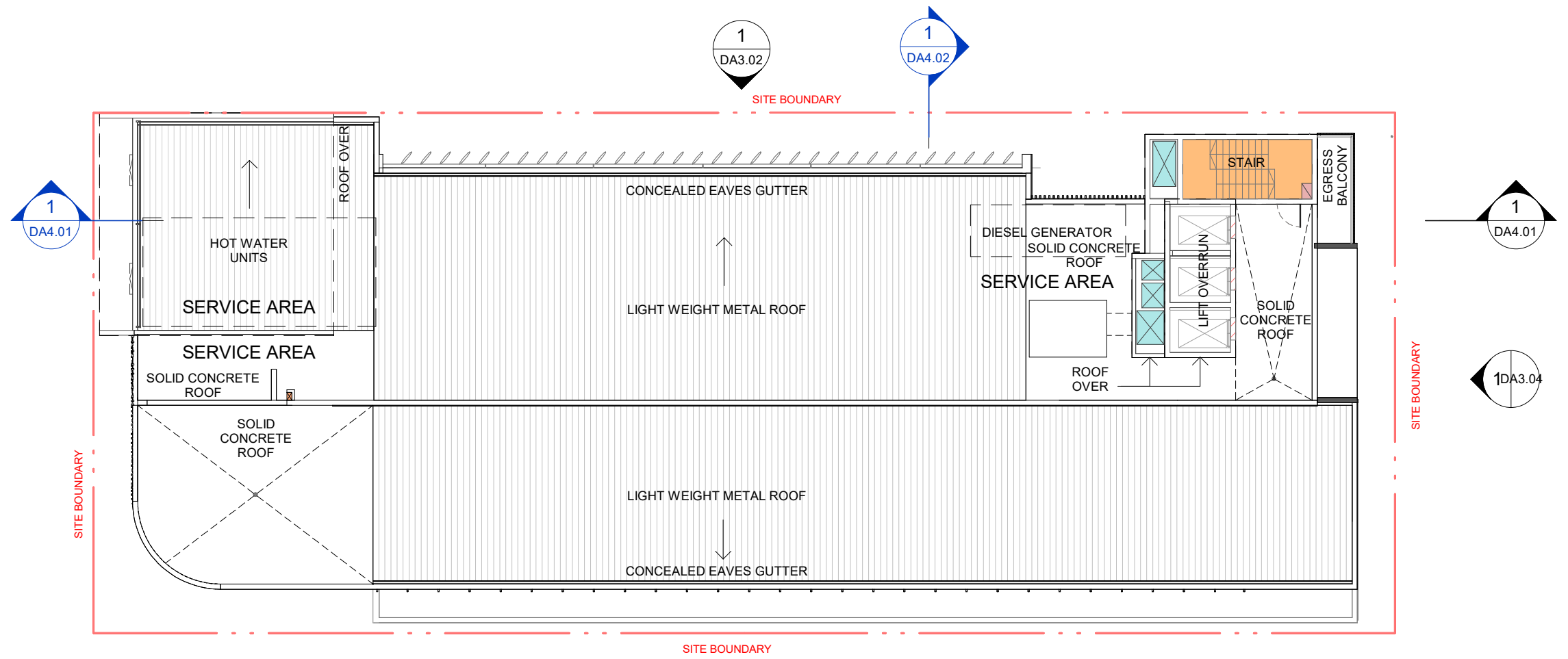
JANKOVIC
PROPERTY GROUP

LEVEL 09
TOWNSVILLE HOTEL | 55 MITCHELL STREET +
52 GREGORY STREET

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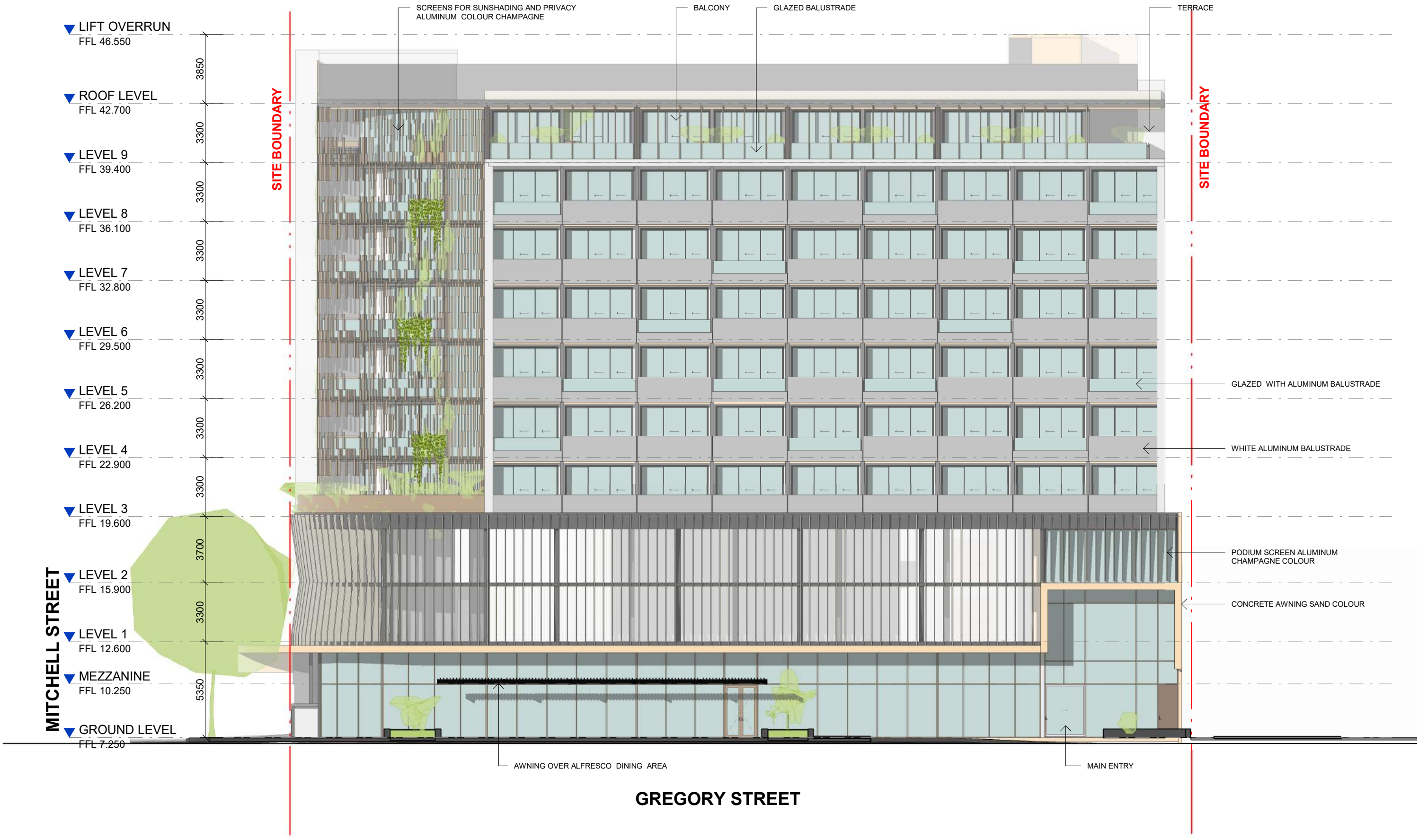
DA2.09

26/04/26 A



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MITCHELL STREET

EAST ELEVATION



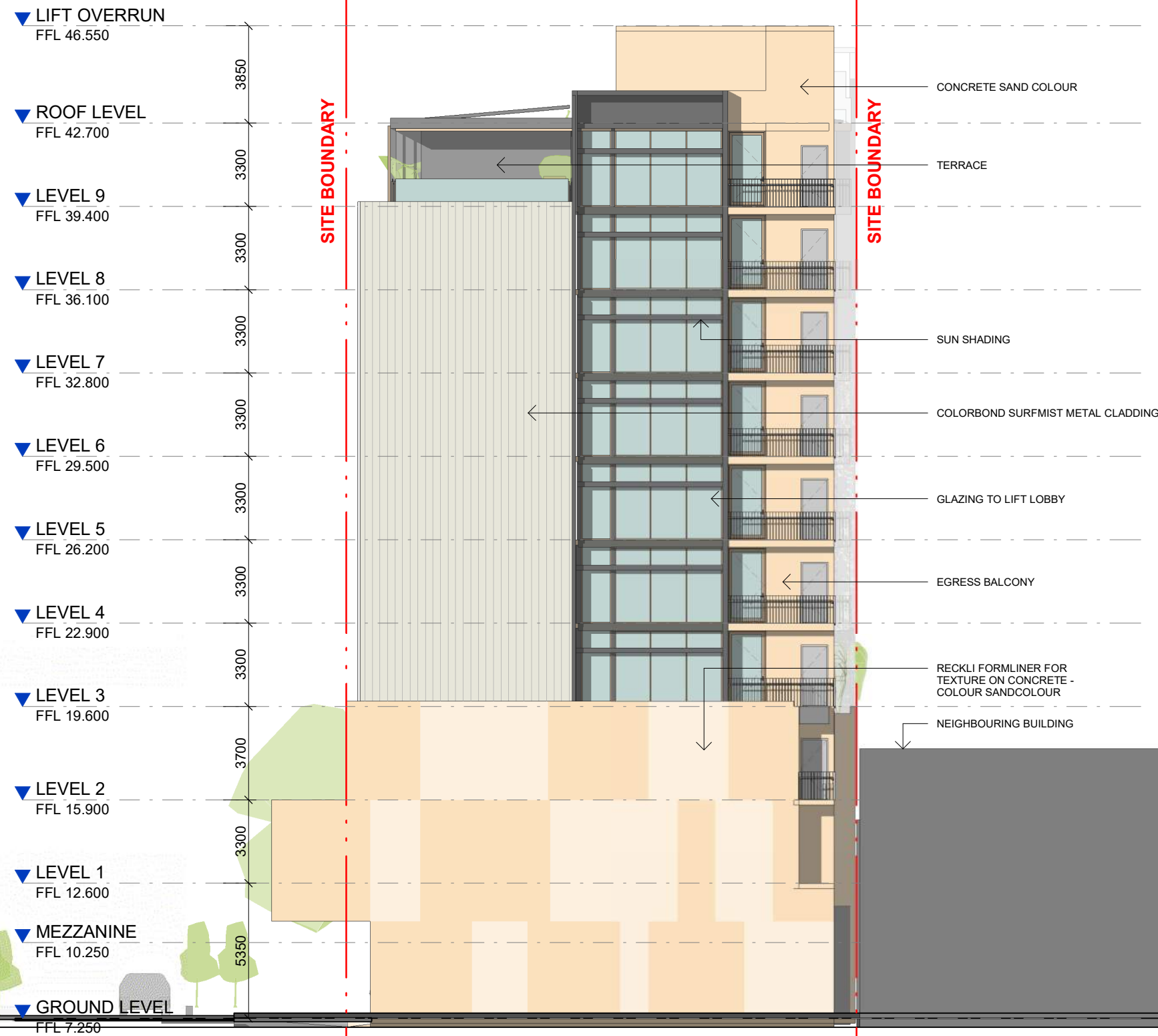
WEST ELEVATION

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SOUTH ELEVATION

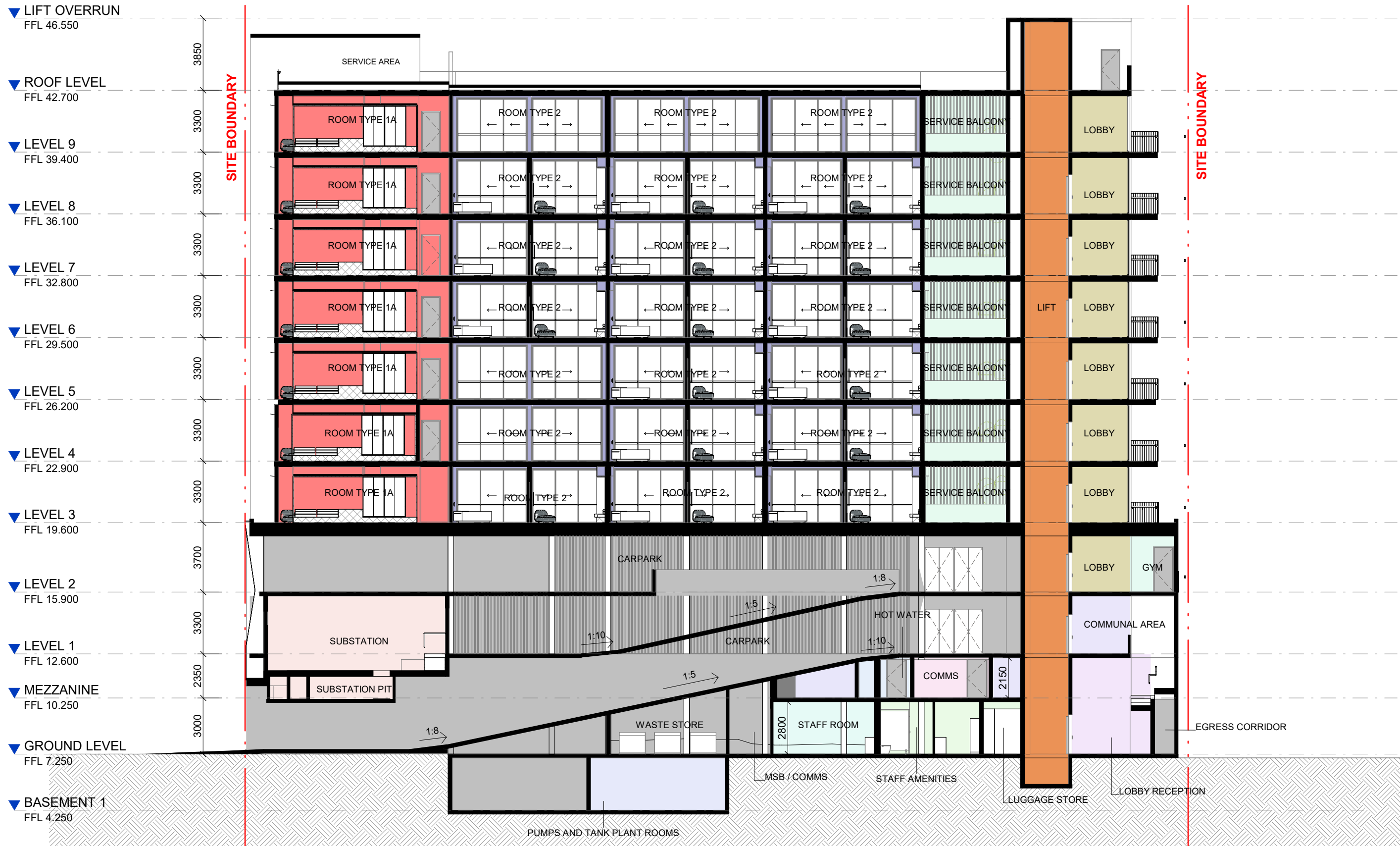
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GREGORY STREET

NORTH ELEVATION

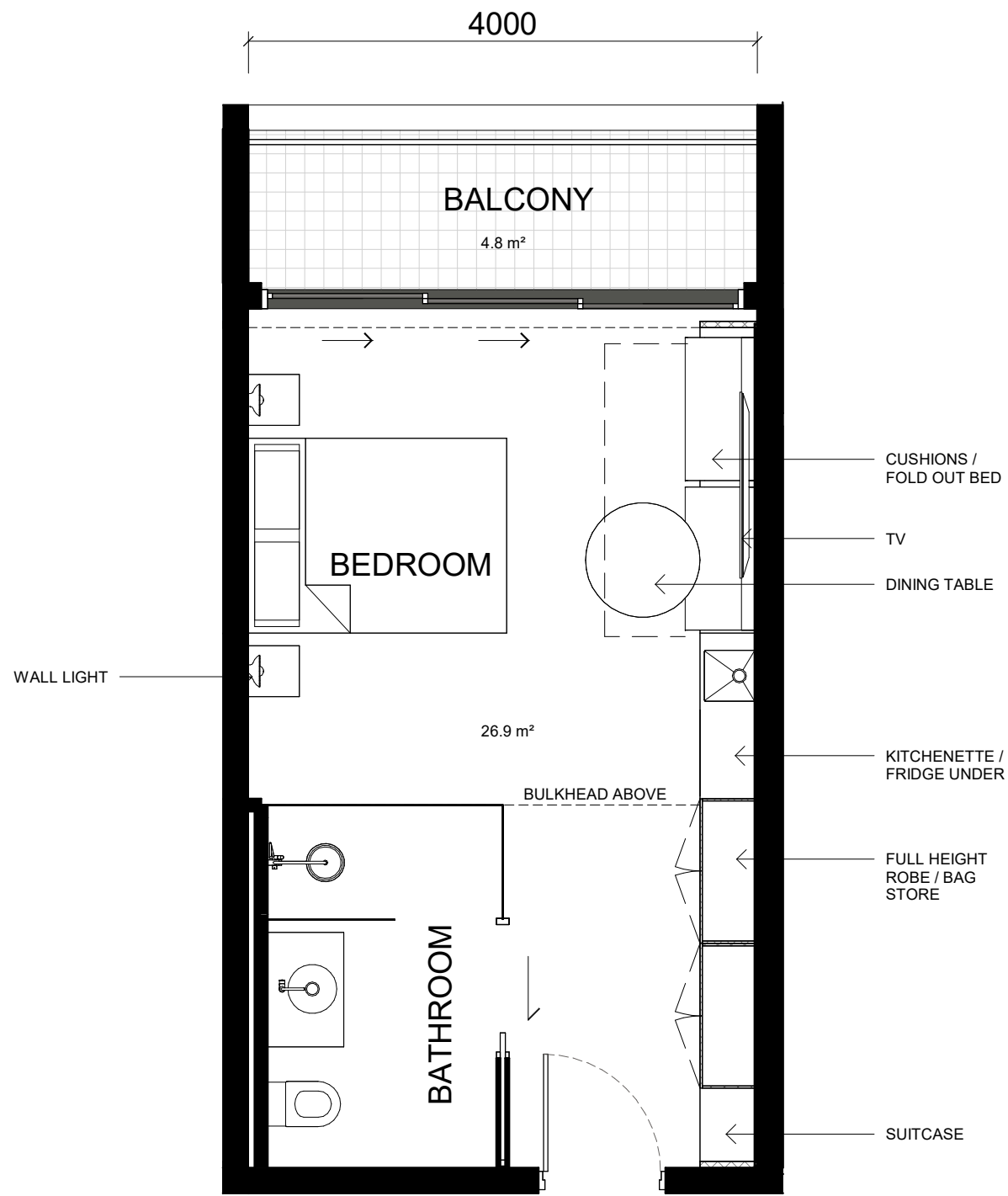
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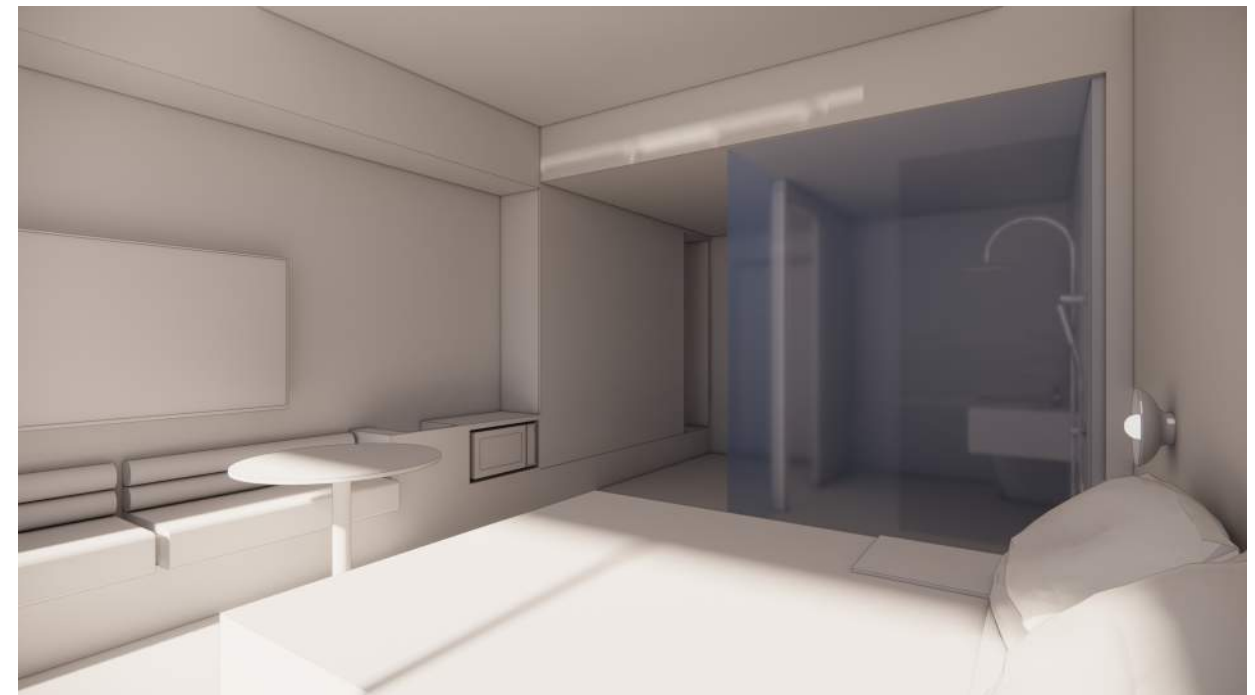
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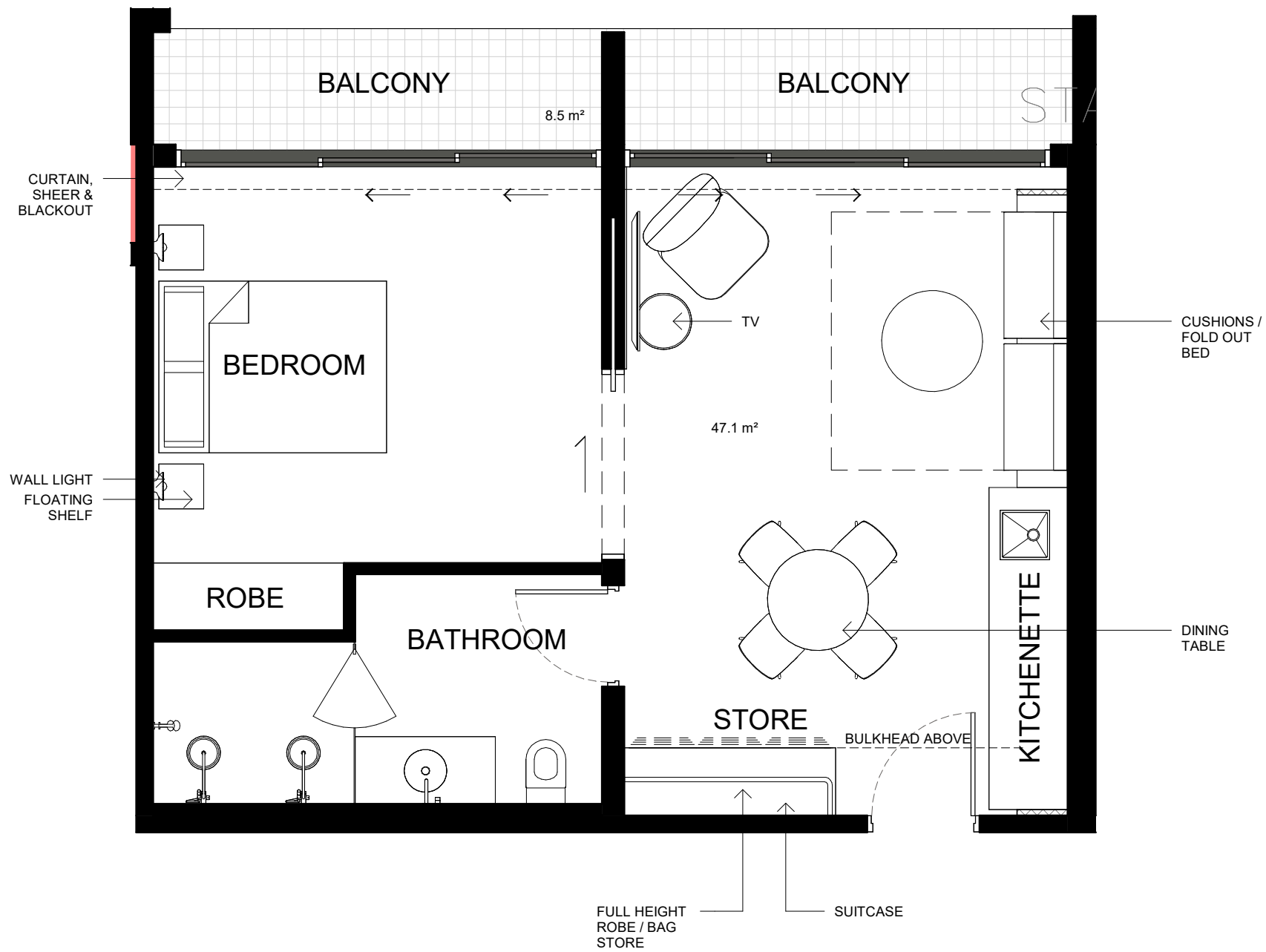
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HOTEL ROOM - TYPE 1



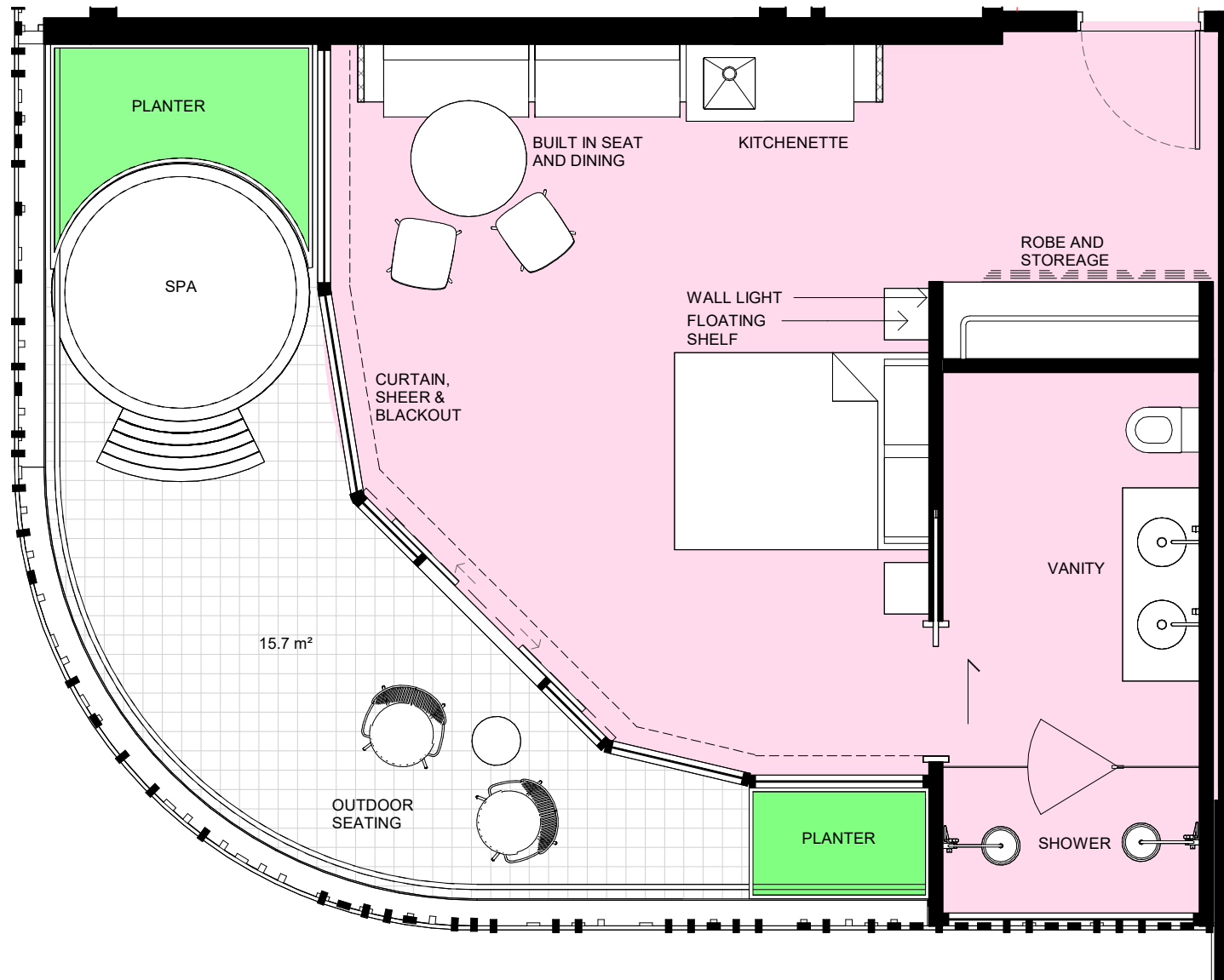
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HOTEL ROOM - TYPE 2

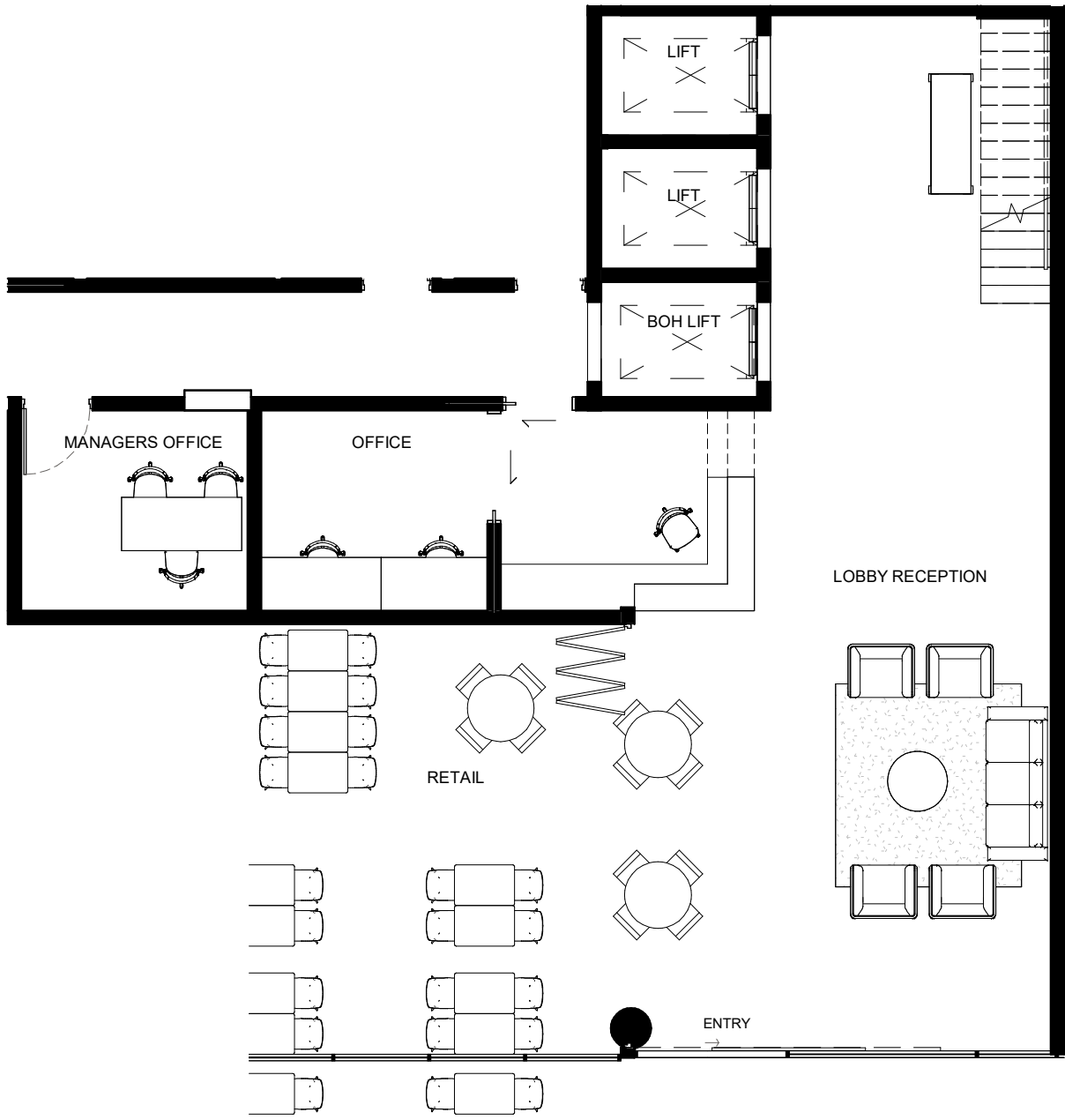


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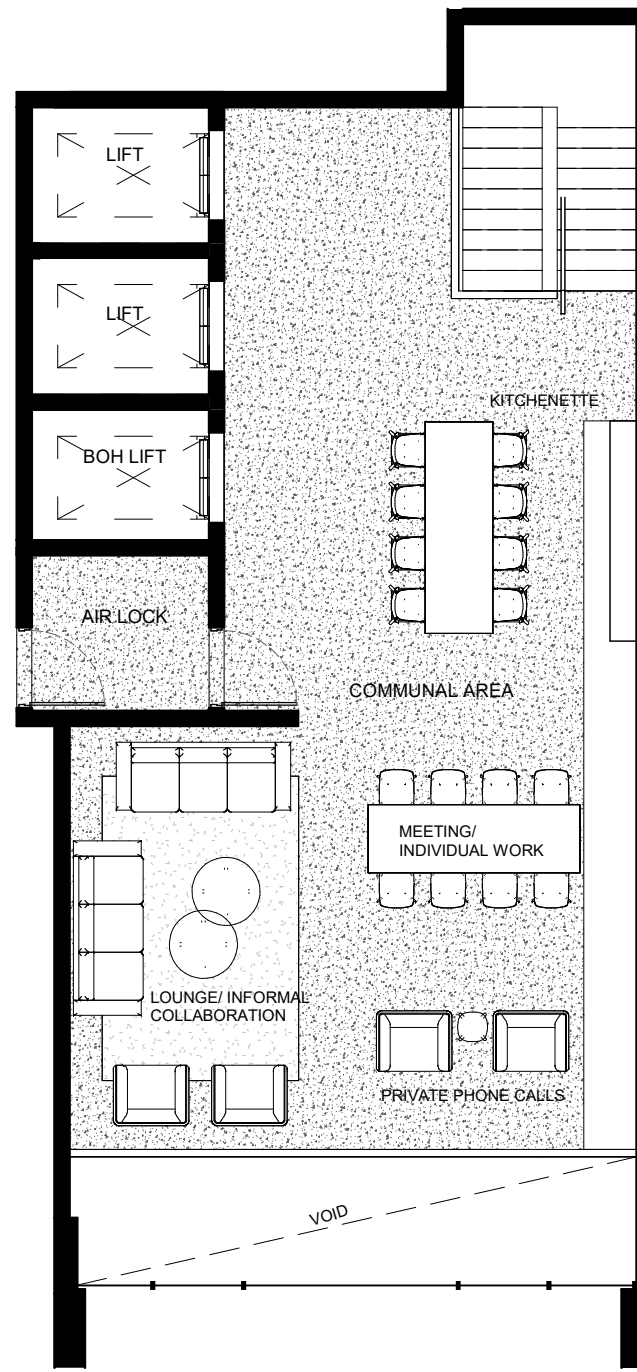


HOTEL TYPE 3

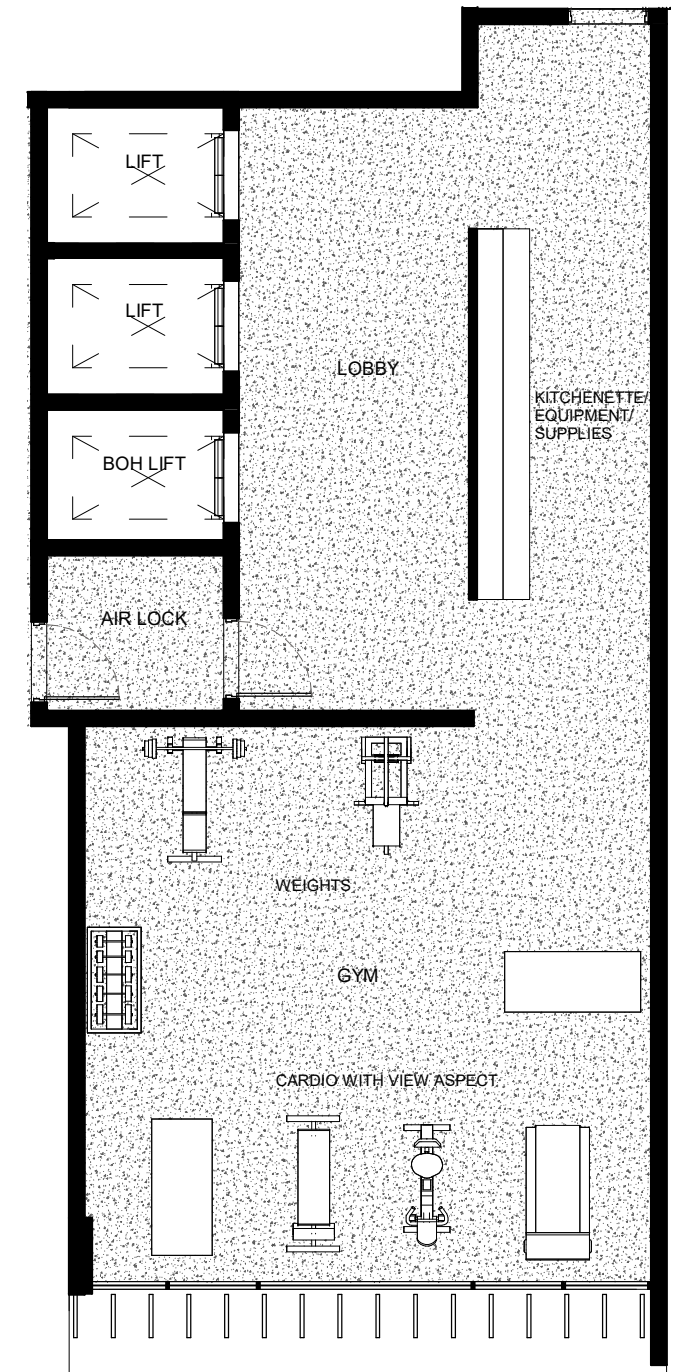
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GROUND LEVEL - LOBBY



LEVEL 1 - COMMON AREA

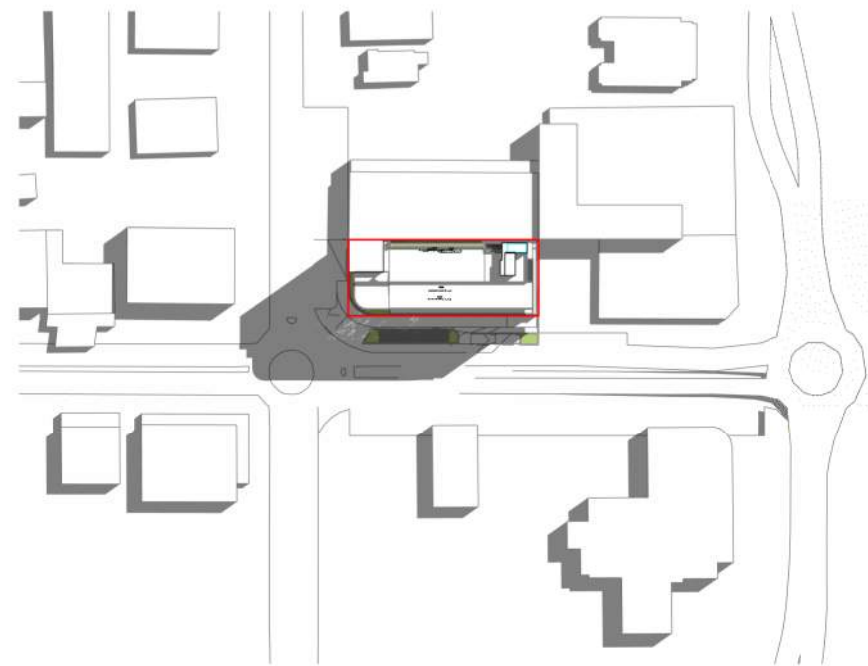


LEVEL 2 - GYM

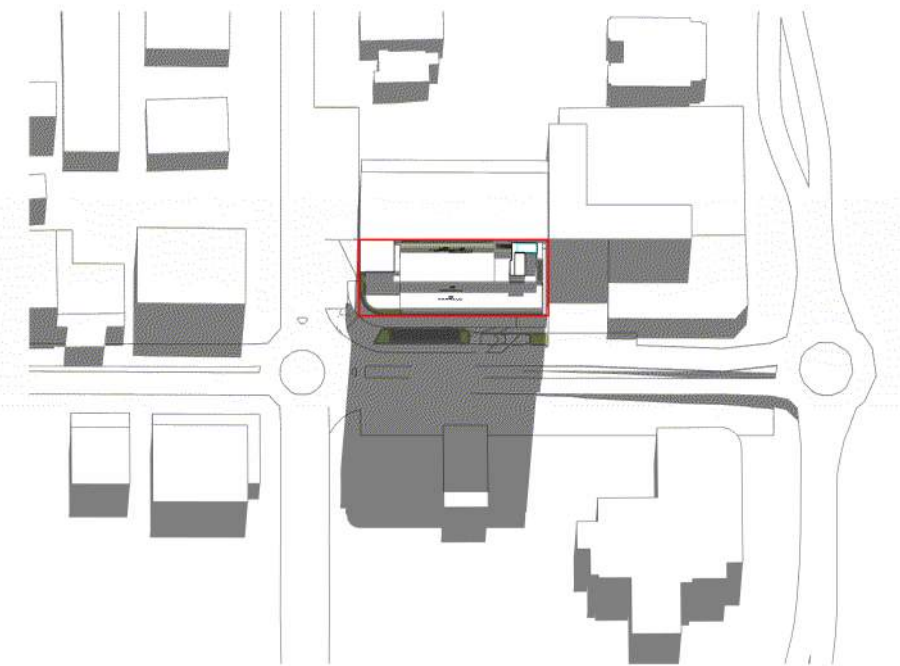
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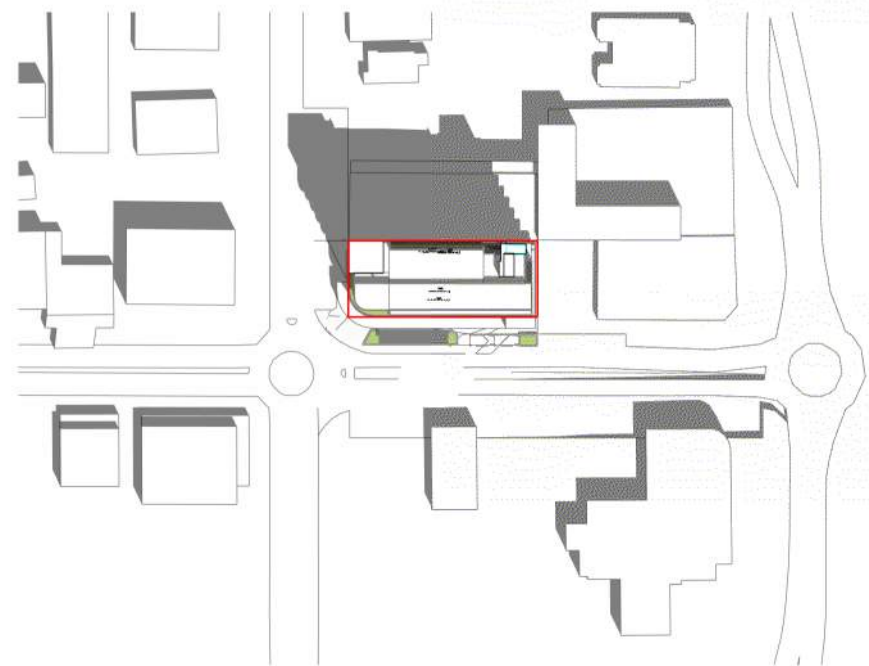
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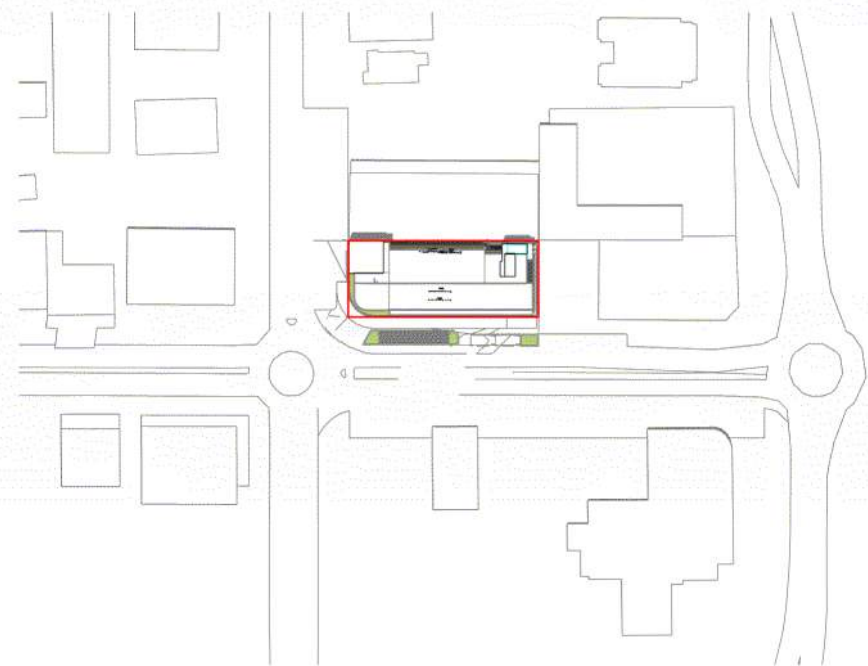
SHADOW Winter 12pm



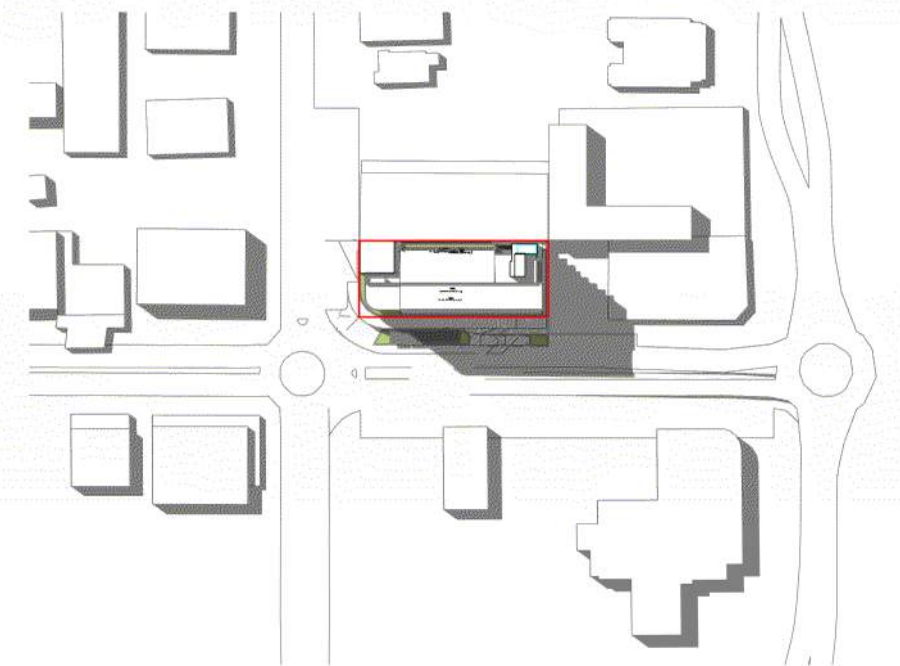
SHADOW Winter 3pm



SHADOW Summer 9am



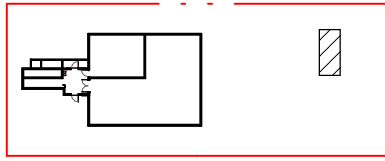
SHADOW summer 12pm



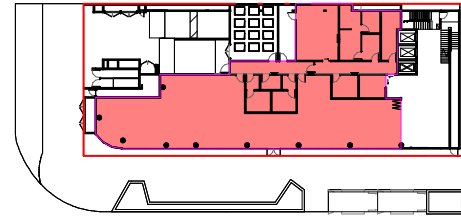
SHADOW Summer 3pm

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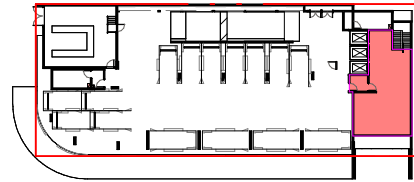
BASEMENT 1



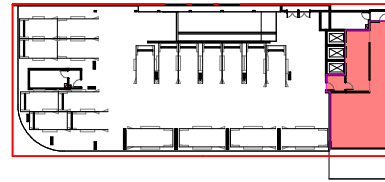
GROUND LEVEL



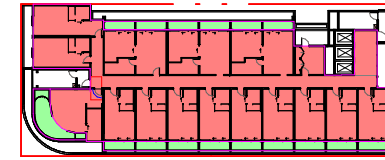
MEZZANINE



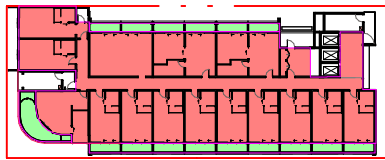
LEVEL 1



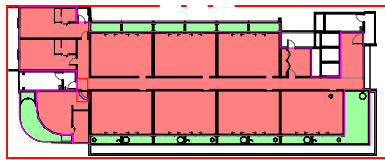
LEVEL 2



LEVEL 3



LEVEL 4 - 8



LEVEL 9



ROOF LEVEL

DEVELOPMENT SUMMARY

SITE AREA	1,011 m ²
SITE COVER	91.8%
GFA	5163.7 m ²
PRIVATE OPEN SPACE	683.3 m ²
COMMON AREA TOTAL	207.2 m ²
HOTEL KEYS	100
CAR SPACES	34
BIKE SPACES	20

AREA SCHEDULE (GFA)		
LEVEL	GFA	Area Types
GROUND LEVEL	500.7 m ²	Floor Area
MEZZANINE	66.5 m ²	Floor Area
LEVEL 1	91.8 m ²	Building Common Area
LEVEL 2	115.4 m ²	Building Common Area
LEVEL 3	94.5 m ²	Exterior Area
LEVEL 3	636.1 m ²	Floor Area
LEVEL 4	94.4 m ²	Exterior Area
LEVEL 4	636.2 m ²	Floor Area
LEVEL 5	94.4 m ²	Exterior Area
LEVEL 5	636.2 m ²	Floor Area
LEVEL 6	94.4 m ²	Exterior Area
LEVEL 6	636.2 m ²	Floor Area
LEVEL 7	94.4 m ²	Exterior Area
LEVEL 7	636.2 m ²	Floor Area
LEVEL 8	94.4 m ²	Exterior Area
LEVEL 8	636.2 m ²	Floor Area
LEVEL 9	116.8 m ²	Exterior Area
LEVEL 9	571.7 m ²	Floor Area
PRIVATE OPEN SPACE TOTAL	683.3 m ²	
GFA TOTAL	5163.3 m ²	
COMMON AREA TOTAL	207.2 m ²	

As indicated@ A3