



Date >> 25 March 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

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:	MCU25/0011
Assessment no:	3027001
Proposal:	Rooming Accommodation
Street address:	94 Bergin Road CRANBROOK QLD 4814
Real property description:	Lot 1 RP 737431
Applicant's reference:	DA156-23

The information requested is set out below >>

Request Item 1 - Amended Plans - Works within Drainage Easement

The applicant is requested to provide amended plans to remove proposed driveway and car parking from the existing drainage easement, as the proposed works are not consistent with the terms of the easement document.

Reason

To demonstrate compliance with Purpose (2) (e), (g) and (f) of the Works code of the Townsville City Plan.

Advice

- *Vehicles continually driving and/or parked over the existing stormwater pipes within the easement compromise the council assets.*
- *Proposed driveway within the easement alters the overland drainage profile.*

Request Item 2 - Carparking

The applicant is requested to provide the following:

- a. Demonstrate that the development can be appropriately serviced without residents' reliance on the existing on-street carparking. The provision of six (6) carparking spaces for sixteen (16) rooms is not considered sufficient. The site is not considered to be in close proximity to public transport or centre facilities that will result in occupants being more reliant on private vehicles.
- b. Demonstrate how the proposed tandem parking arrangements will be managed due to residents not being members of the same household. It is considered that tandem parking is not appropriate for rooming accommodation and would likely result in spaces being unavailable for use by occupants.

Reason

To demonstrate compliance with Performance Outcome PO17 of the Transport, Access and Parking Code of the Townsville City Plan.

Advice

The applicant is advised, based on similar developments recently approved, that a minimum of ten (10) car parks is considered appropriate for the proposed development.

Request Item 3 - Water and Sewer Demand

The applicant is requested to provide Engineering report to identify water and sewer demand associated with development and any external upgrades required to accommodate the development.

Reason

To demonstrate compliance with SC6.4.11 Water and sewerage of the Townsville City Plan.

Request Item 4 - Setbacks

The applicant is requested to provide amended plans that illustrate a setback of 3m from the Bergin Road frontage. The proposed setback to the street frontages are not considered to be consistent with the streetscape character of Bergin Road. Furthermore the applicant is requested to demonstrate that the setbacks are outside of the truncation to allow for sufficient sightlines for road users.

Reason

To demonstrate compliance with Performance Outcome PO23 of the Low density residential zone 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.

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 Kaitlyn O'Malley on telephone 07 4727 9415, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development