

From: "Tellina Finlay" <Tellina@northpointplanning.com.au>
Sent: Tue, 20 Jan 2026 14:50:15 +1000
To: "Lachlan Pether" <lachlan.pether@townsville.qld.gov.au>
Cc: "Development Assessment" <developmentassessment@townsville.qld.gov.au>;
"Meredith Hutton" <meredith@northpointplanning.com.au>
Subject: NP25.087 | MCU25/0056 - Response to Information Request - 129 Bundock
Street, Belgian Gardens
Attachments: ONP25.087 - TCC - IR Response.pdf

Hi Lachlan,

Please see attached correspondence as the applicants full response to the Information Request issued by Council on 30 September 2025 for the above mentioned application

Thanks very much, please do not hesitate to contact our office if you have any questions and require further information.

Kind regards,

Tellina Finlay
Para Planner



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Our Reference: NP25.087
TCC Reference: MCU25/0056
IC.TF.MH

20 January 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810Via email: developmentassessment@townsville.qld.gov.au
lachlan.pether@townsville.qld.gov.au**Attention: Planning and Development – Lachlan Pether**

Dear Lachlan,

**Response to Information Request
Development Application for Material Change of Use – Multiple Dwelling (4 Units)
129 Bundock Street, Belgian Gardens and formally identified as Lot 1 on RP715217**

Northpoint Planning act on behalf of the applicant, D. Bullard, with respect to the abovementioned development application, and refer to the Information Request issued by Townsville City Council (Council) on 30 September 2025 (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 six request items. In response to these items, please refer to Table 1 below.

Table 1 – Response to Information Request**Request Item 1 – Conflict with the Low Density Residential Zone Code**

This item requires the applicant to provide further justification on how the proposed development achieves AO21(b), PO23, AO23.1, and AO29.1 of the Low density residential zone code.

Response

In response to this item, please see below comments for each relevant provision:

AO21(b) – Minimum Lot Size of 1,000m²

The subject site has a total area of 690m², which does not achieve compliance with AO21(b). However, the development is considered to achieve the corresponding performance outcome, PO21 given the following:

- The site is a corner allotment, allowing for separation of vehicle and pedestrian access points and improved site functionality;



- The design and layout of the development avoids overdevelopment, with:
 - Development limited to four (4) units only, with each comprising a maximum of 2 bedrooms;
 - Site cover limited to 37.5%;
 - Building setbacks prioritised adjoining residential properties, with encroachment primarily limited to road frontages;
 - Substantial landscaping intentionally included throughout the property; and
 - Provision of communal open space and pool recreation area, noting the extent of which is generally not included within this scale of multiple dwelling development.
- The proposed development is consistent with development of similar scale recently approved within Townsville under the current planning scheme. Specifically, noting the following current and approved Multiple dwelling developments involving a property below the 1,000m² minimum lot size:
 - 11 Clifton Street, North Ward - MCU22/0025 (4x 4 bedroom units) - Approved – lot size 963m².
 - 211-213 Wills Street, Townsville City – MCU22/0094 (3x 3 bedroom units) – Approved – lot size 1022m², developable area (easement JSP139238) 514m².
 - 172 Bayswater Road, Currajong – MCU25/0064 (1x 4 bedroom and 2x 2 bedroom units) – Current Application (Decision making stage with no submissions made as part of public notification) – lot size 809m².
- The proposal is reflective of infill housing development that efficiently utilises existing infrastructure, aligning with the Strategic Framework outcomes for housing diversity and consolidation.

PO23 – Amenity and Ventilation for Unit 3

Refer to **Attachment 2** for amended development plans. While Unit 3 is centrally located within the accommodation building, the unit's internal layout has been specifically designed to maintain functional and liveable outcomes for future residents. Specifically, the proposal addresses suitable daylight and ventilation to Unit 3 as follows:

- Dual-aspect openings to the east and west side of the unit to enable cross-ventilation from the front to rear;
- The internal layout adopts an open-plan design which allows for unobstructed airflow between primary living spaces and outdoor areas; and
- A skylight has been integrated into the living area of Unit 2 and Unit 3 to further support natural daylight penetration.

Overall, the unit achieves a high level of residential amenity and remains consistent with similar residential development within Townsville and achieves the relevant building requirements.

AO23.1 – Front Setbacks

Refer to amended proposal plans at **Attachment 2**, that specifically involve increased road frontage setbacks and additional articulation to further reflect the intent of PO23, as follows:

- The Bundock Street frontage now includes a minimum 3.0m setback;
- A 9.0m x 9.0m corner truncation has been maintained and left free of built form, assisting in maintaining visual openness at the corner of the subject site; and
- The Price Street setback has been increased to 3.35m, improving the streetscape interface and alignment with surrounding dwellings. It is noted a Multiple dwelling at 8 Price Street is setback approximately 3.5m from the road frontage.



These amendments result in a built form that remains visually unobtrusive, supports passive surveillance, and aligns with the character and scale of nearby dwellings.

AO29.1 – Private Open Space

As outlined within the amended development plans provided at **Attachment 2**, private open space areas are provided for each unit as follows:

- Unit 1 – 25.1m²
- Unit 2 – 21.8m²
- Unit 3 – 16.5m²
- Unit 4 – 30.2m²

While these areas are below the anticipated minimum outlined within AO29.1, the design achieves compliance with PO29 given the following:

- Each unit is afforded private front and rear outdoor space;
- Each private open space is directly accessible from the main living area;
- Units are configured with functional outdoor patio space and landscaped gardens, ensuring usability; and
- Additional communal open space is provided on-site, including a dedicated pool area and landscaped turf areas.

Request Item 2 – Site Topography

This request item requires the applicant to provide amended plans demonstrating how the proposed development adequately addresses the site's topography. In particular, amended materials should indicate any retaining walls, likely finished floor levels of each unit, likely grades for the proposed access and parking arrangements, and any outdoor stairs.

Response

In response, it is confirmed that all matters raised in this item will be addressed through the detailed design phase and submitted for assessment as part of a subsequent Operational Works application. Given the standard and technical nature of these matters, it is considered that MCU25/0056 can be appropriately conditioned to require submission and approval for stormwater drainage requirements and earthworks at the Operational Work stage.

Request Item 3 – Stormwater Runoff

This request item requires the applicant to confirm that any roof runoff from proposed Units 2-4 can and will be directed to the Price Street frontage and will not impact on neighbouring properties to the northeast.

Response

In response to this item, it is confirmed that:

- The site will be designed and drained to ensure lawful point of discharge in accordance with standard engineering practice;
- All roof runoff from Units 2–4 will be directed towards Price Street, avoiding discharge to adjoining residential lots;
- Detailed stormwater management measures will be addressed as part of detail design. It is considered this can be dealt with via reasonable and relevant conditions of approval.



Request Item 4 – Pedestrian Pathway to Bundock Street

This request item requires the applicant to provide amended plans demonstrating a pedestrian footpath connecting to Bundock Street in accordance with relevant standards.

Response

In response to this item, the proposed development plans have been amended to reflect a pedestrian pathway, at a width of 1.5m to the Bundock Street frontage in accordance with Council standards (refer **Attachment 2**).

Request Item 5 – Parking and Blind Aisle Reversing Area Directly Adjoining Property Boundaries

This request item requires the applicant to provide amended plans demonstrating an adequate driveway aisle and parking space separation from adjoining residential boundaries to allow for landscaping and/or other mitigation as necessary.

Response

In response, the development layout has been amended to address this request, with changes shown in the updated plans provided at **Attachment 2**. Specifically, the following is noted:

- The internal layout has been reconfigured to accommodate additional landscaping within the car parking area; and
- A landscaping strip has been included along the full length of the northern side boundary, creating a clear buffer between the proposed car parking area and the adjoining residential property.

Notwithstanding the above, any residual noise and headlight impacts can be appropriately managed through reasonable and relevant conditions of approval, including the requirement for acoustic fencing as necessary.

Request Item 6 – Sewer Servicing of the Development

This request item requires the applicant to demonstrate that the existing sewer infrastructure is capable of accommodating the proposed development, in accordance with PO12 of the Works code.

Response

In response, the Applicant engaged Morrison Civil Works to undertake a CCTV assessment of the existing property connection at 129 Bundock Street, refer **Attachment 3** for full report. The inspection was conducted on 19 November 2025, with key findings as follows:

- The existing 150mm PVC pipe is in good structural condition, with no observed cracks, obstructions or deformation; and
- The full length of the sewer was inspected and found to be clear and unobstructed.

It is noted the CCTV assessment footage and hardcopy report has been provided via USB to Council following lodgement of this correspondence.



Proceeding

We trust the attached information is sufficient for Council to continue their assessment of the application and look forward to the receipt of Council's draft conditions. 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
Attachment 3 – Inspection Report



Attachment 1



Date >> 30 September 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

D Bullard
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 29 September 2025 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:	MCU25/0056
Assessment no:	0427110
Proposal:	Multiple Dwelling - 4 x Units
Street address:	129 Bundock Street BELGIAN GARDENS QLD 4810
Real property description:	Lot 1 RP 715217
Applicant's reference:	NP25.087

The information requested is set out below >>

Request Item 1 - Conflict with Low density residential zone code

The applicant is requested to provide further justification on how the proposed development meets the relevant provisions of the Low density residential zone code. In particular:

- The proposal is located on a site which has a total land area significantly under the 1,000m² requirement of AO21(b);
- Further information is requested on how Unit 3 will achieve suitable daylight and ventilation per PO23;
- Proposed street setbacks (Units 1 and 4) conflict with AO23.1; and
- Private open space/s provided for each unit are less than the required 35m² per AO29.1;

Reason

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

Advice

It is advised that without significant justification, it would be recommended to remove a unit to achieve a proposal that better aligns with the Low density residential zone code of the Townsville City Plan.

Request Item 2 - Site Topography

The applicant is requested to provide updated plans and/or additional information demonstrating how the development adequately addresses the change in site levels, which vary from about 8.0m AHD near the southeast corner to about 6.25m AHD near the northwest corner. In particular, the updated materials should indicate any retaining walls (and their approximate heights) that may be necessary near any site boundaries, likely finished floor levels for each unit, likely grades for the proposed car parking spaces, driveways and pedestrian pathways, and any outdoor stairs that may be necessary.

Reason

To have sufficient information to assess the proposed development against PO10 and PO23 of the Low density residential zone code, PO14 of PO20 of the Transport impact, access and parking code, and PO21, PO22, PO24 and PO25 of the Works code of the Townsville City Plan, to confirm that those outcomes would be achieved.

Request Item 3 - Stormwater Runoff

The applicant is requested to provide information confirming that any roof runoff from Units 2-4 (including collected downspout runoff and any gutter overflow) can and will be directed to Price Street and will not impact on the neighbouring properties to the northeast.

Reason

To demonstrate that outcomes PO7, PO10, PO11, and PO12 of the Healthy waters code and PO24 and PO25 of the Works code will be achieved by the development.

Advice

The roof of Units 2-4 appears to slope away from Price Street; as such confirmation is required that any collected and/or overflow runoff from that roof can and will be directed to Price Street.

Request Item 4 - Pedestrian Pathway to Bundock Street

The applicant is requested to provide an updated layout with a pedestrian footpath connecting to the Bundock Street footpath having a suitable width in accordance with relevant standards.

Reason

To demonstrate that outcomes PO14 and PO15 of the Transport impact, access and parking code will be achieved by the development.

Advice

This section of footpath is currently shown as less than 1m in width.

Request Item 5 - Parking and Blind Aisle Reversing Area Directly Adjoining Property Boundaries

The applicant is requested to provide an updated layout with adequate driveway aisle and parking space separation from adjoining residential boundaries, to allow for landscaping and/or other mitigation as necessary to minimise amenity impacts to neighbours.

Reason

To demonstrate compliance with Performance Outcome PO10 of the Low density residential zone code and Performance Outcome PO20 of the Transport impact, access and parking code of the Townsville City Plan.

Advice

The current proposed layout has parking spaces and the blind aisle reversing area directly abutting residential boundaries. This is likely to result in amenity impacts to those external properties in excess of normal anticipated low density residential impacts, in particular potentially affecting the existing dwelling located northeast of the driveway aisle (127A Bundock Street). The proximity of vehicle use areas to boundaries is likely to result in noise, light spill and exhaust/odour impacts, and the lack of separation from boundaries does not provide any space for suitable mitigation measures (such as landscaping).

Request Item 6 - Sewer Serving of the Development

The applicant is requested to provide either:

- Written consent from the property owner t 127A Bundock Street, allowing upgrade of the sewer property connection between this development and the manhole located on their property; or
- CCTV assessment of the existing property connection, demonstrating that the pipe is of suitable and sound condition for increased usage; and
- Demonstration by a qualified RPEQ that the existing property connection has sufficient load capacity to service the four proposed units.

Reason

To confirm that the proposed development can achieve PO12 of the Works code of the Townsville City Plan.

Advice

The CTM code adopted by TCC (which references SEQ Water guidelines) allows for use of an existing sewer property connection where the following criteria area met:

<p>For re-development within in-fill areas, where the developer can demonstrate, to the satisfaction of the SEQ-SP , that an existing property connection sewer:</p> <ul style="list-style-type: none">(i). is suitably located, and(ii). meets hydraulic capacity, and(iii). is in sound conditions assessed by CCTV, material and age etc.
--

Where the above criteria cannot be achieved, replacement of the property connection (which extends into the neighbouring property) would be required. This would require written consent from the property owner allowing works on their property.

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 Lachlan Pether on telephone 07 4417 5847, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development



Attachment 2

NEW UNIT COMPLEX

DAVID BULLARD

129 BUNDOCK STREET BELGIAN GARDENS

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Poject Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	28.04.2025	8	10	20.11.25	TCC RFI
02	SITE PLAN	28.04.2025	8	10	20.11.25	TCC RFI
03	FLOOR PLAN	28.04.2025	8	10	20.11.25	TCC RFI
04	FLOOR PLAN	28.04.2025	8	10	20.11.25	TCC RFI
05	AREA PLAN	28.04.2025	8	10	20.11.25	TCC RFI
06	ROOF PLAN	28.04.2025	8	10	20.11.25	TCC RFI
07.01	ELEVATIONS	28.04.2025	8	10	20.11.25	TCC RFI
07.02	ELEVATIONS	28.04.2025	8	10	20.11.25	TCC RFI

GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNERFOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUUENSLAND DDEVELOPMENT CODE, BUILDING CONDE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINACES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCRODANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
- WHEN BUILDING IN A CORROSIVE ENVIROMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVIONS
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

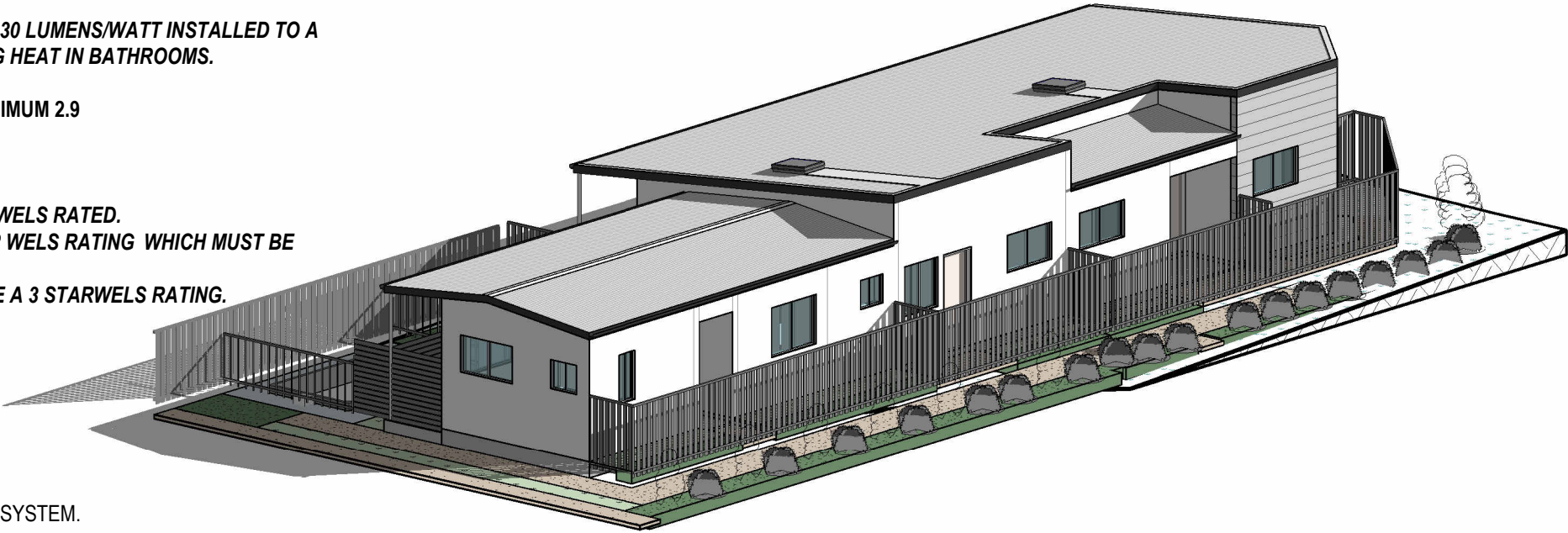
- * **SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.**
- * **ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.**
- * **ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STARWELS RATING.**

(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')
(QDC - QUEENSLAND DEVEOPEMENT CODE)
(MP - MANDATORY PART)

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-
- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:
- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANIREQUIREMENTS



PRELIMINARY
NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

The
Design
House

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 CASTLEMAINE ST, KIRWAN QLD 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

NOTE:
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK.
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : COVER PAGE

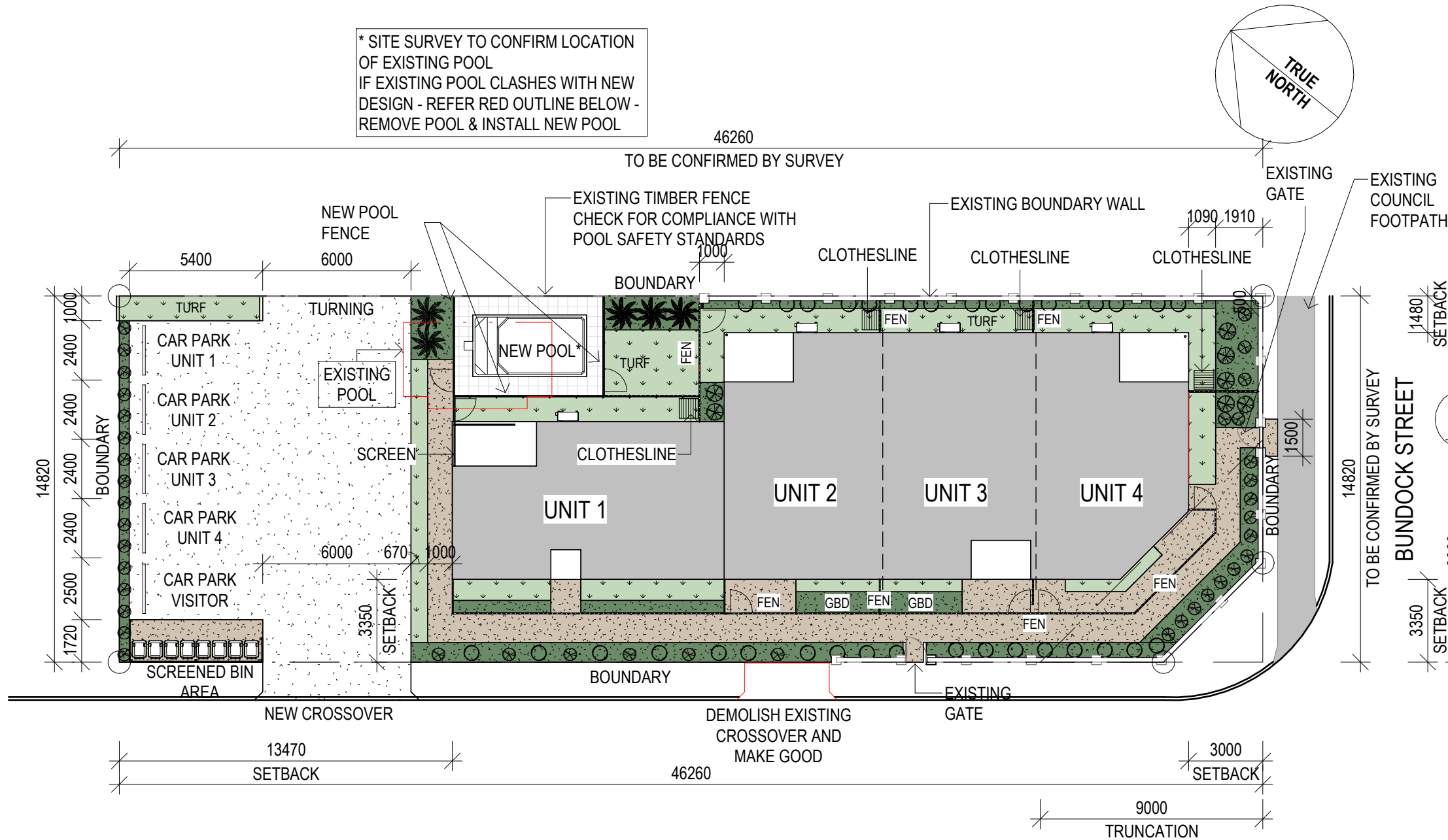
Date: 28.04.2025 Drawn: N.H
Scale: 1 : 1 Designed: N.H

Job No:
2025-125-R
Drawing No: DD 01
Rev. 10

PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

* SITE SURVEY TO CONFIRM LOCATION
OF EXISTING POOL
IF EXISTING POOL CLASHES WITH NEW
DESIGN - REFER RED OUTLINE BELOW -
REMOVE POOL & INSTALL NEW POOL



DEVELOPMENT ASSESSMENT

TOTAL SITE AREA: 677.5m² APPROX.

CAR PARKS:
PARKING PROVIDED (ON SITE) : 05
TOTAL : 05

SITE COVER:
GROUND FLOOR : 254.2m² : 37.5%

LANDSCAPING:
(TURF & GARDENS) : 149.3m² : 22.1%

HARDSTAND:
(INC. CARPARK, PATHWAYS & BIN AREA) : 248.5m² : 36.7%

COMMUNITY AREA:
(POOL AREA) : 41m²

PRIVATE AREAS:
UNIT ONE : 25.1m²
UNIT TWO : 21.8m²
UNIT THREE : 16.5m²
UNIT FOUR : 30.2m²

ABBREVIATIONS

ABBR	DESCRIPTION
FEN	FENCE
GBD	GARDEN BED

SITE PLAN

1 : 200

REV	ISSUE	DATE	DESCRIPTION
10	20.11.25	TCC RFI	
9	13.08.25	REVISIONS	
8	01.08.25	REVISIONS	
7	02.07.25	REVISIONS	
6	01.07.25	REVISIONS	
5	30.06.25	REVISIONS	
4	23.06.25	REVISIONS	
3	09.06.25	CLIENT REVISIONS	
2	02.06.25	CLIENT REVISIONS / POOL	
1	22.05.25	PRELIMINARY	

The
Design
House

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine St, Kirwan Qld 4817
e: nathan@thedesigthouseenq.com.au
w: www.thedesigthouseenq.com.au

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QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

NOTE:
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR
TO START OF ANY FABRICATION OR BUILDING WORK.
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT
AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING
PERMIT

Project: NEW UNIT COMPLEX

Client: DAVID BULLARD

Location: 129 BUNDOCK STREET, BELGIAN
GARDENS
LOT 174 ON SP ??????
AREA OF LAND: 450m²
Q50 - ???
MIN. SLAB HEIGHT - ???
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

Title : SITE PLAN

Date: 21/01/2026
Scale: 1 : 200
Drawn: N.H.
Designed: N.H.

Job No:
2025-125-R
Drawing No: DD 02
Rev. 10

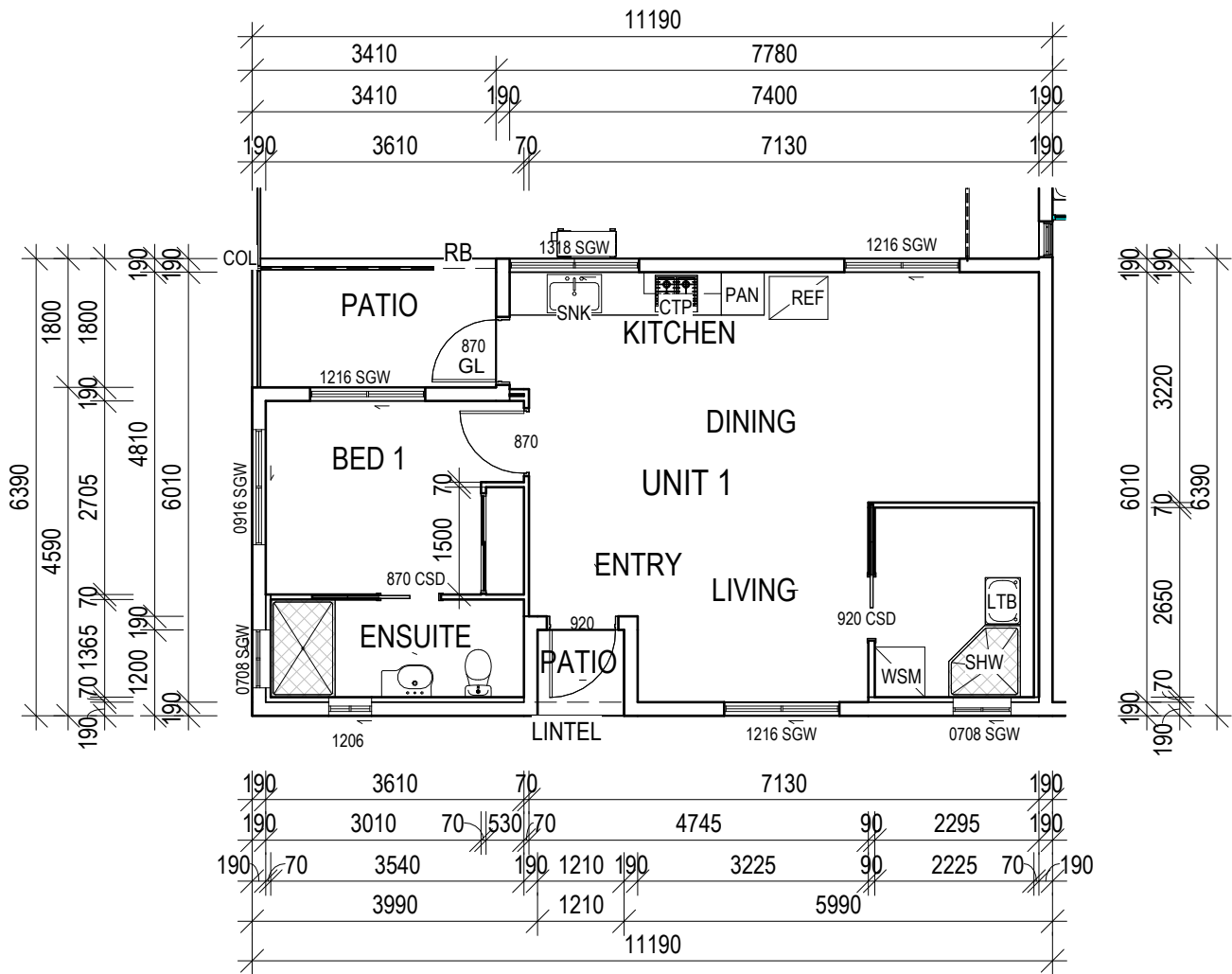
PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

Window Schedule

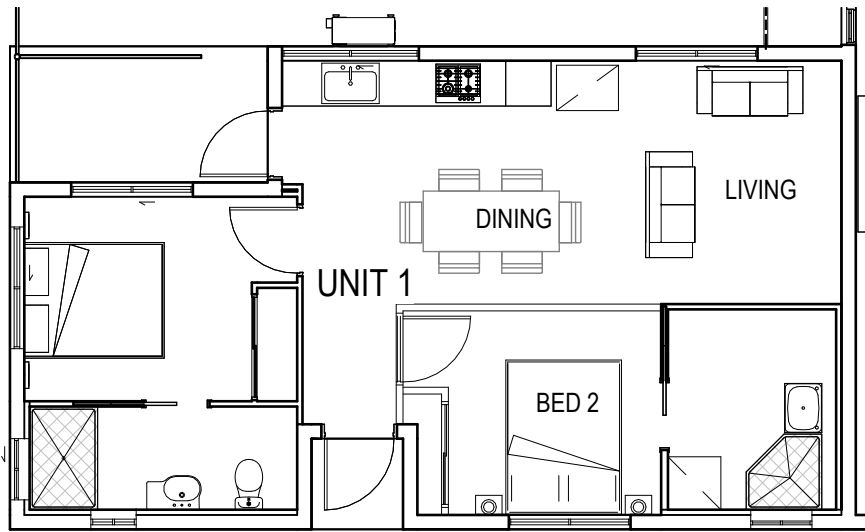
Window Style	Height	Width	Count
SLIDING GLASS WINDOW	710	810	2
SLIDING GLASS WINDOW	910	1610	4
SLIDING GLASS WINDOW	1200	600	1
SLIDING GLASS WINDOW	1210	1210	2
SLIDING GLASS WINDOW	1210	1410	1
SLIDING GLASS WINDOW	1210	1610	8
SLIDING GLASS WINDOW	1310	1810	1
SLIDING GLASS WINDOW	1800	500	1

Grand total: 20



1 FLOOR PLAN - UNIT 1 - GROUND LEVEL

1 : 100



2 FLOOR PLAN - UNIT 1 - GROUND LEVEL - FUTURE BED 2

1 : 100

ABBREVIATIONS

ABBR	DESCRIPTION
COL	COLUMN
CTP	COOK TOP
LTB	LAUNDRY TUB
PAN	PANTRY
REF	REFRIGERATOR
SHW	SHOWER
SNK	SINK
WSM	WASHING MACHINE

10	20.11.25	TCC RFI	
9	13.08.25	REVISIONS	
8	01.08.25	REVISIONS	
7	02.07.25	REVISIONS	
6	01.07.25	REVISIONS	
5	30.06.25	REVISIONS	
4	23.06.25	REVISIONS	
3	09.06.25	CLIENT REVISIONS	
2	02.06.25	CLIENT REVISIONS / POOL	
1	22.05.25	PRELIMINARY	
REV	ISSUE	DATE	DESCRIPTION

The
Design
House^{NQ}

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine St, Kirwan Qld 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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BUILDING DESIGN OPEN RISE

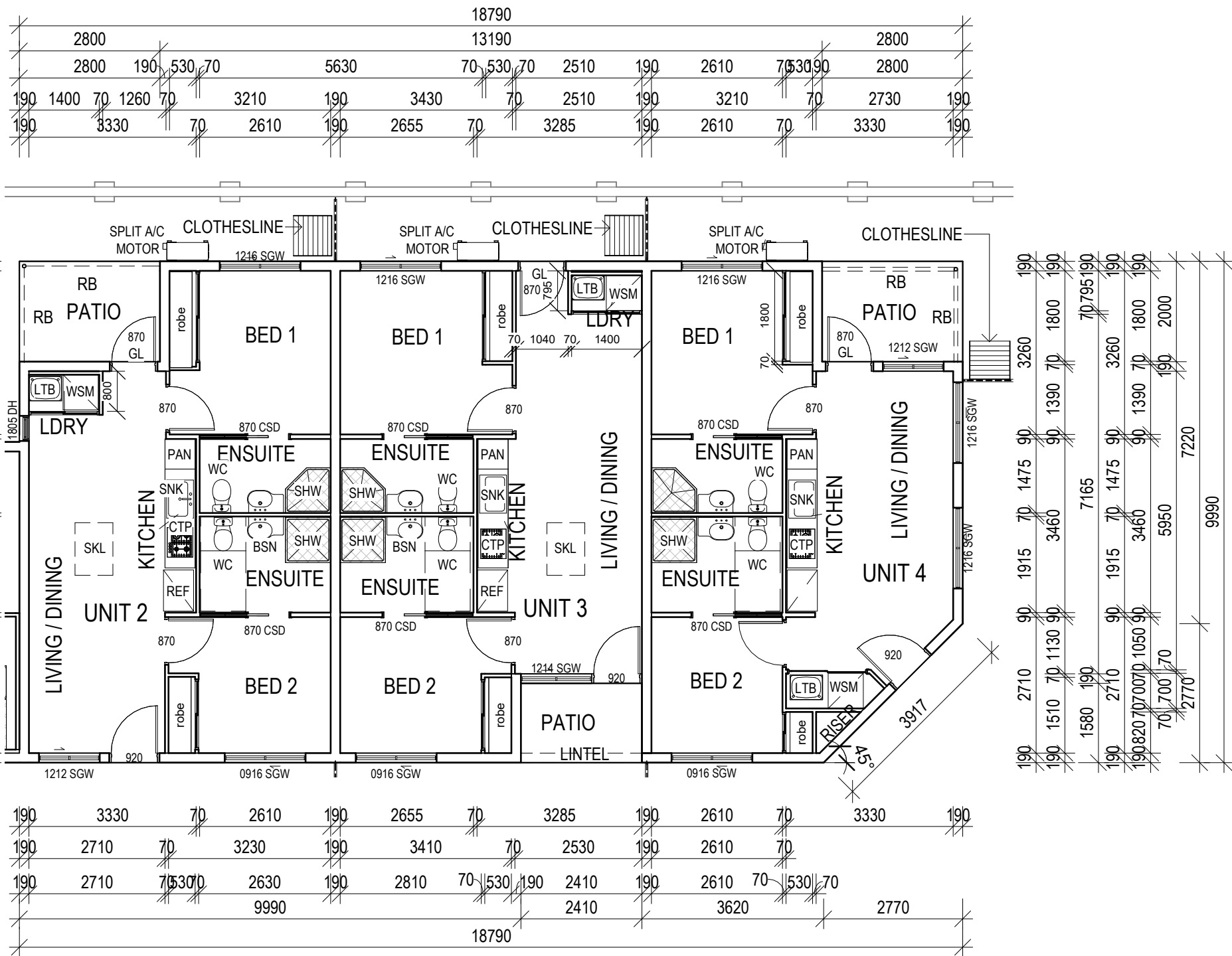
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Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : FLOOR PLAN

Date: 28.04.2025 Drawn: N.H
Scale: 1 : 100 Designed: N.H

Job No:
2025-125-R
Drawing No: DD 03 Rev.
10



1 FLOOR PLAN - UNITS 2, 3 & 4 - GROUND LEVEL
1 : 100

Window Schedule			
Window Style	Height	Width	Count
SLIDING GLASS WINDOW	710	810	2
SLIDING GLASS WINDOW	910	1610	4
SLIDING GLASS WINDOW	1200	600	1
SLIDING GLASS WINDOW	1210	1210	2
SLIDING GLASS WINDOW	1210	1410	1
SLIDING GLASS WINDOW	1210	1610	8
SLIDING GLASS WINDOW	1310	1810	1
SLIDING GLASS WINDOW	1800	500	1

Grand total: 20

PRELIMINARY
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BUILDING CERTIFICATION APPROVALS

ABBREVIATIONS	
ABBR	DESCRIPTION
BSN	BASIN
CTP	COOK TOP
LTB	LAUNDRY TUB
PAN	PANTRY
REF	REFRIGERATOR
SHW	SHOWER
SKL	SKYLIGHT
SNK	SINK
WC	WATER CLOSET
WSM	WASHING MACHINE

10	20.11.25	TCC RFI
9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
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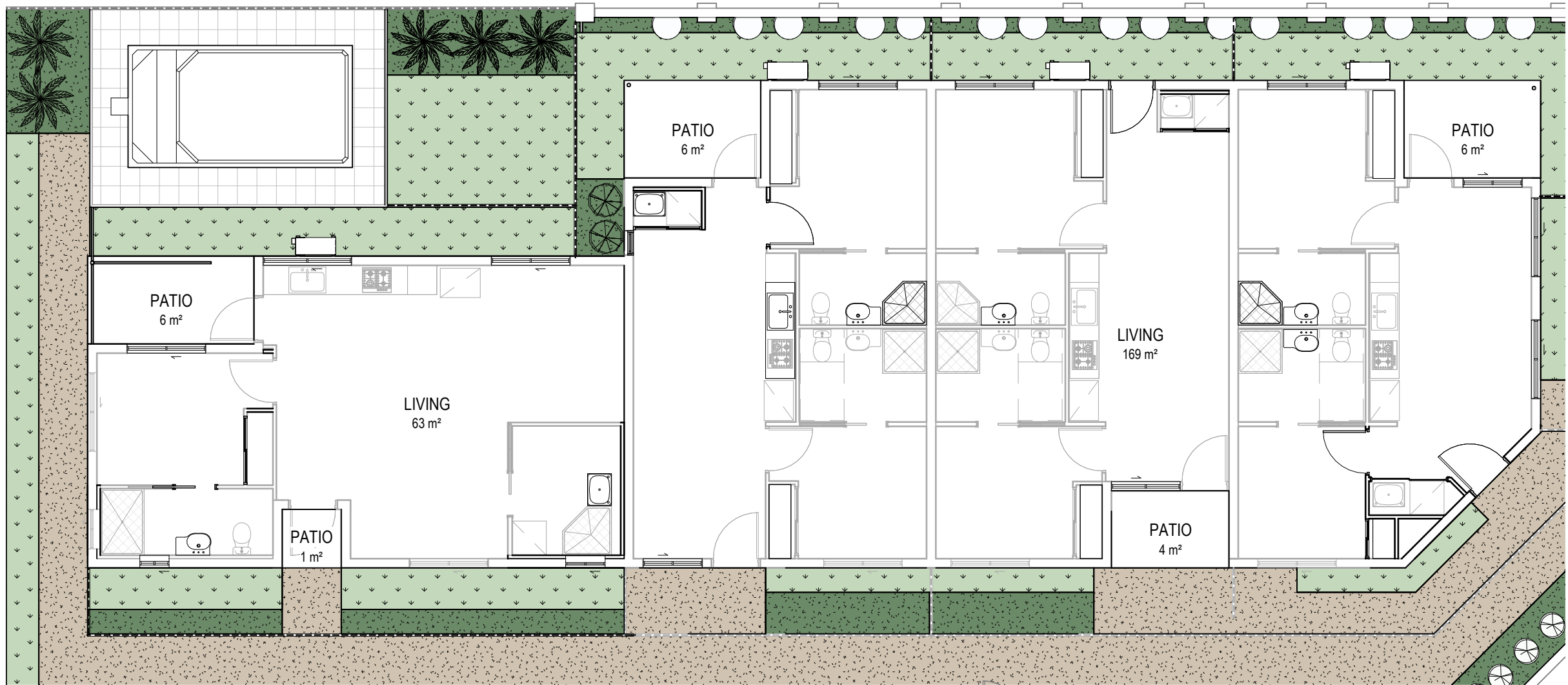
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Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : FLOOR PLAN

Date: 28.04.2025 Drawn: N.H
Scale: 1 : 100 Designed: N.H

Job No:
2025-125-R
Drawing No: DD 04 Rev.
10



RESIDENT'S UNIT 1

RESIDENTS' UNITS 2 - 4

1 AREA PLAN
1 : 100

AREA SCHEDULE	
Type	Area
LIVING SLAB - RESIDENTS' UNITS	231.57 m²
PATIO SLAB - RESIDENTS' UNITS	22.60 m²
	254.17 m²

10	20.11.25	TCC RFI	
9	13.08.25	REVISIONS	
8	01.08.25	REVISIONS	
7	02.07.25	REVISIONS	
6	01.07.25	REVISIONS	
5	30.06.25	REVISIONS	
4	23.06.25	REVISIONS	
REV	ISSUE	DATE	DESCRIPTION

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Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : AREA PLAN

Date: 28.04.2025

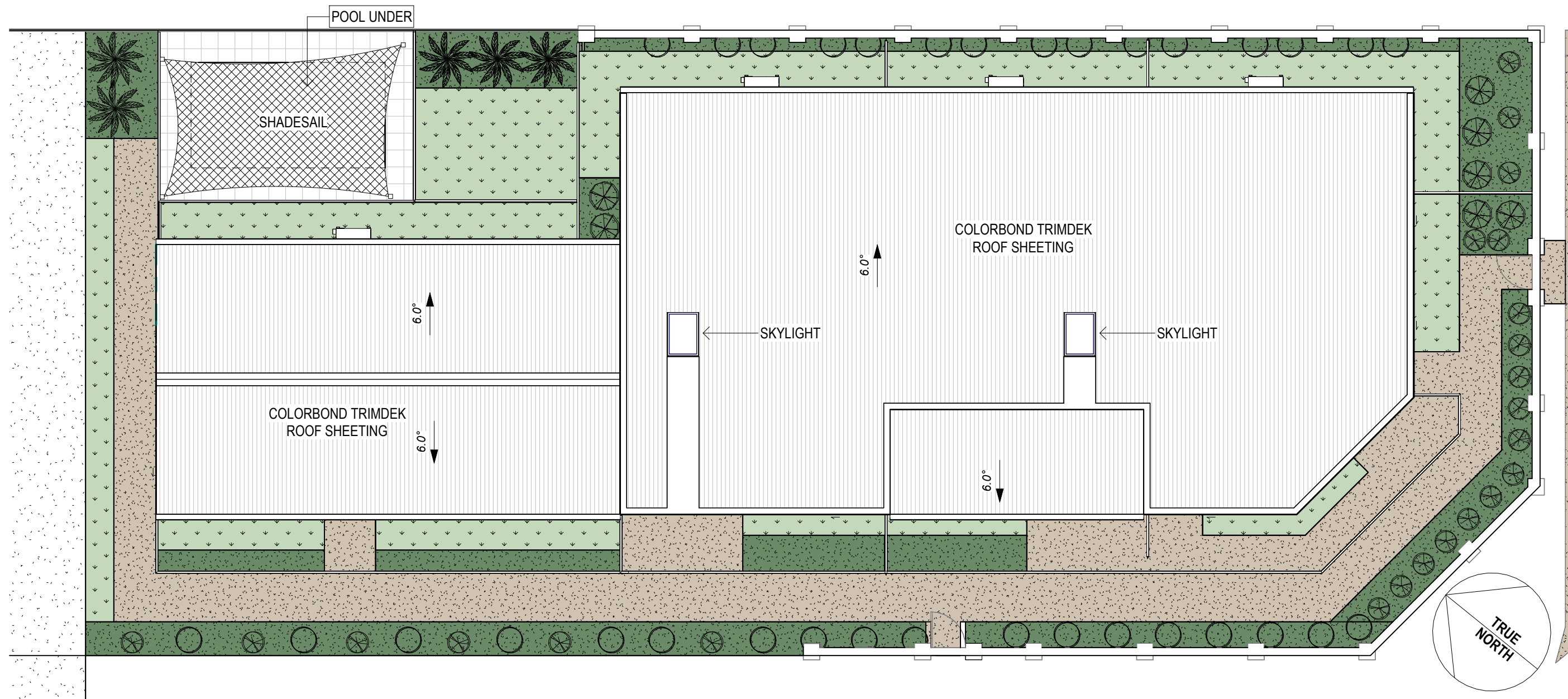
Drawn: N.H

Scale: 1 : 100

Designed: N.H

Job No:
2025-125-R

Drawing No: DD 05
Rev. 10



1 ROOF PLAN
1 : 100

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9	13.08.25	REVISIONS	
8	01.08.25	REVISIONS	
7	02.07.25	REVISIONS	
6	01.07.25	REVISIONS	
5	30.06.25	REVISIONS	
4	23.06.25	REVISIONS	
REV	ISSUE	DATE	DESCRIPTION

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PERMIT

Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN
GARDENS

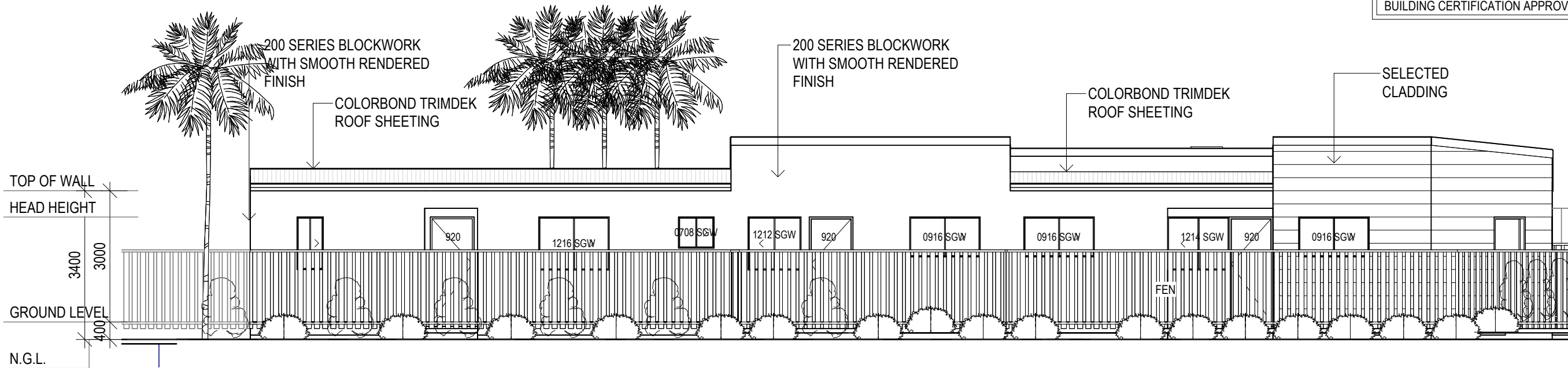
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Date: 28.04.2025 Drawn: N.H
Scale: 1 : 100 Designed: N.H

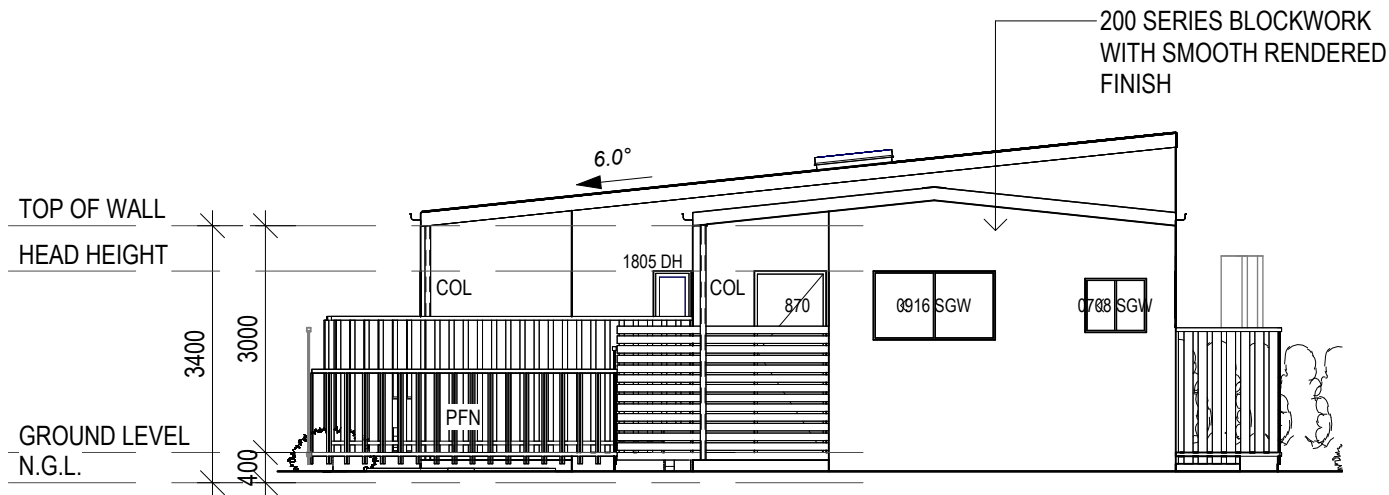
Job No:
2025-125-R
Drawing No: Rev.
DD 06 10

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BUILDING CERTIFICATION APPROVALS



1 SW ELEVATION
1 : 100



2 NW ELEVATION
1 : 100

ABBREVIATIONS

ABBR	DESCRIPTION
COL	COLUMN
FEN	FENCE
PFN	POOL FENCE

10	20.11.25	TCC RFI	
9	13.08.25	REVISIONS	
8	01.08.25	REVISIONS	
7	02.07.25	REVISIONS	
6	01.07.25	REVISIONS	
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REV	ISSUE	DATE	DESCRIPTION

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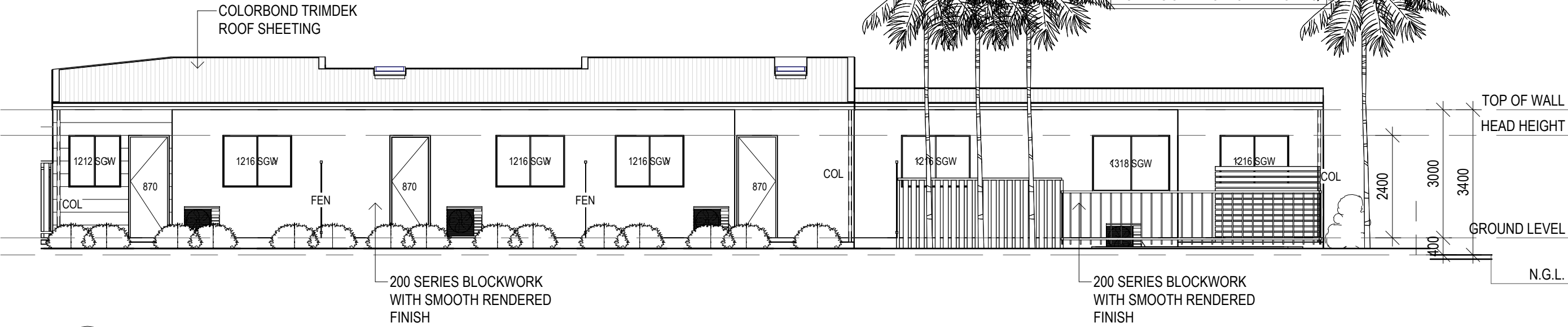
Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : ELEVATIONS

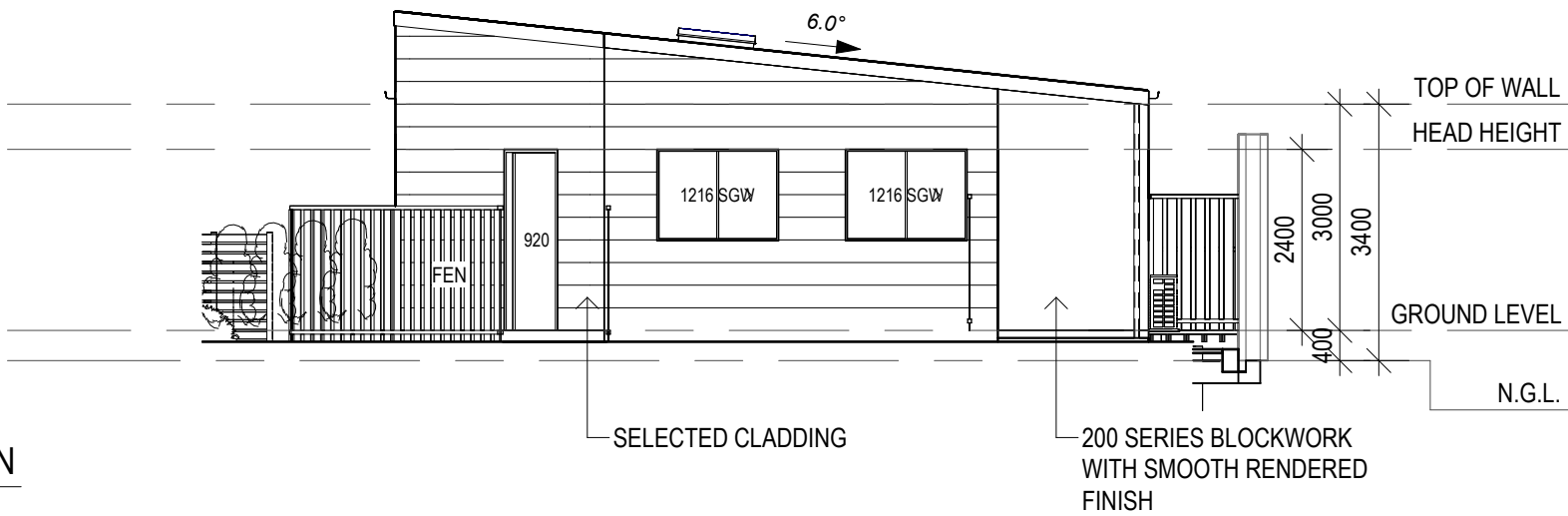
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Scale: 1 : 100 Designed: N.H

Job No:
2025-125-R
Drawing No: Rev.
DD 07.01 10

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BUILDING CERTIFICATION APPROVALS



1 NE ELEVATION
1 : 100



2 SE ELEVATION
1 : 100

ABBREVIATIONS	
ABBR	DESCRIPTION
COL	COLUMN
FEN	FENCE

10	20.11.25	TCC RFI	
9	13.08.25	REVISIONS	
8	01.08.25	REVISIONS	
7	02.07.25	REVISIONS	
6	01.07.25	REVISIONS	
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Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : ELEVATIONS

Date: 28.04.2025 Drawn: N.H
Scale: 1 : 100 Designed: N.H

Job No:
2025-125-R
Drawing No: Rev.
DD 07.02 10



Attachment 3



MORRISON CIVIL WORKS



Inspection Report

Project name:

129 Bundock Street_ Belgain Gardens Sewer

Job Start Date:

19/11/2025

Client:

Northpoint Planning

Meredith Hutton

613 Flinders Street

Townsville, Qld

Table of Contents

Project name	Project number	Project date
129 Bundock Street_ Belgain Gardens Sewer		19/11/2025

Project Information	P-1
Section Profile	P-2
Section Summary	P-3
Section: 1; 04-27-110 - 3/8A3A1	1

Project Information

Project name	Project number	Project date
129 Bundock Street, Belgain Gardens Sewer		19/11/2025

Client

Company: Northpoint Planning
Responsible person: Meredith Hutton
Division: Director
Street: 613 Flinders Street
City: Townsville, Qld
Phone: 07 4440 5282
Fax:
Mobile: 0407 574 897
E-Mail: meredith@northpointplanning.com.au



Manager

Company: Northpoint Planning
Responsible person: Meredith Hutton
Division: Director
Street: 129 Bundock Street
City: Belgain Gardens Qld
Phone: 07 4440 5282
Fax:
Mobile: 0407 574 897
E-Mail: meredith@northpointplanning.com.au



Contractor

Company: Morrison Civil Works
Responsible person: Paul Morrison
Division: Director
Street: 358 Stuart Drive
City: Wulguru
Phone: 07 4700 5475
Fax:
Mobile: 0439 310 370
E-Mail: paul@morrisoncivilworks.com.au

Section ProfileProject name
129 Bundock Street_ Belgain Gardens Sewer

Project number

Project date
19/11/2025

Section No.	US MH	DS MH	Date of inspection	Address/Location	Material	Inspected Length [m]	Pipe Asset ID
1	04-27-110	3/8A3A1	19/11/2025	129 Bundock Street	Polyvinylchloride	9.10	474017

1 x Circular 150 = 9.10 Section Length [m] (9.10 Inspected Length [m])**Total: 1 = 9.10 Section Length [m] (9.10 Inspected Length [m])**




Section Summary

Project name 129 Bundock Street_Belgain Gardens Sewer	Project number	Project date 19/11/2025
--	----------------	----------------------------

Number of sections	1
Total length of sections	9.10 m
Total length of inspected sections	9.10 m
Total length of not inspected sections	0.00 m
Total abandoned inspections	0
Number of section inspection photos	5
Number of section inspection videos	1
Number of section inspection scans	0
Number of section inclination measurements	1

Pipe Asset ID	474017	US MH	04-27-110
Suburb	Belgain Gardens,	DS MH	3/8A3A1
Address/Location	129 Bundock Street	Dia/Height [mm]	150
Inspected Length [m]	9.1	Material	Polyvinylchloride

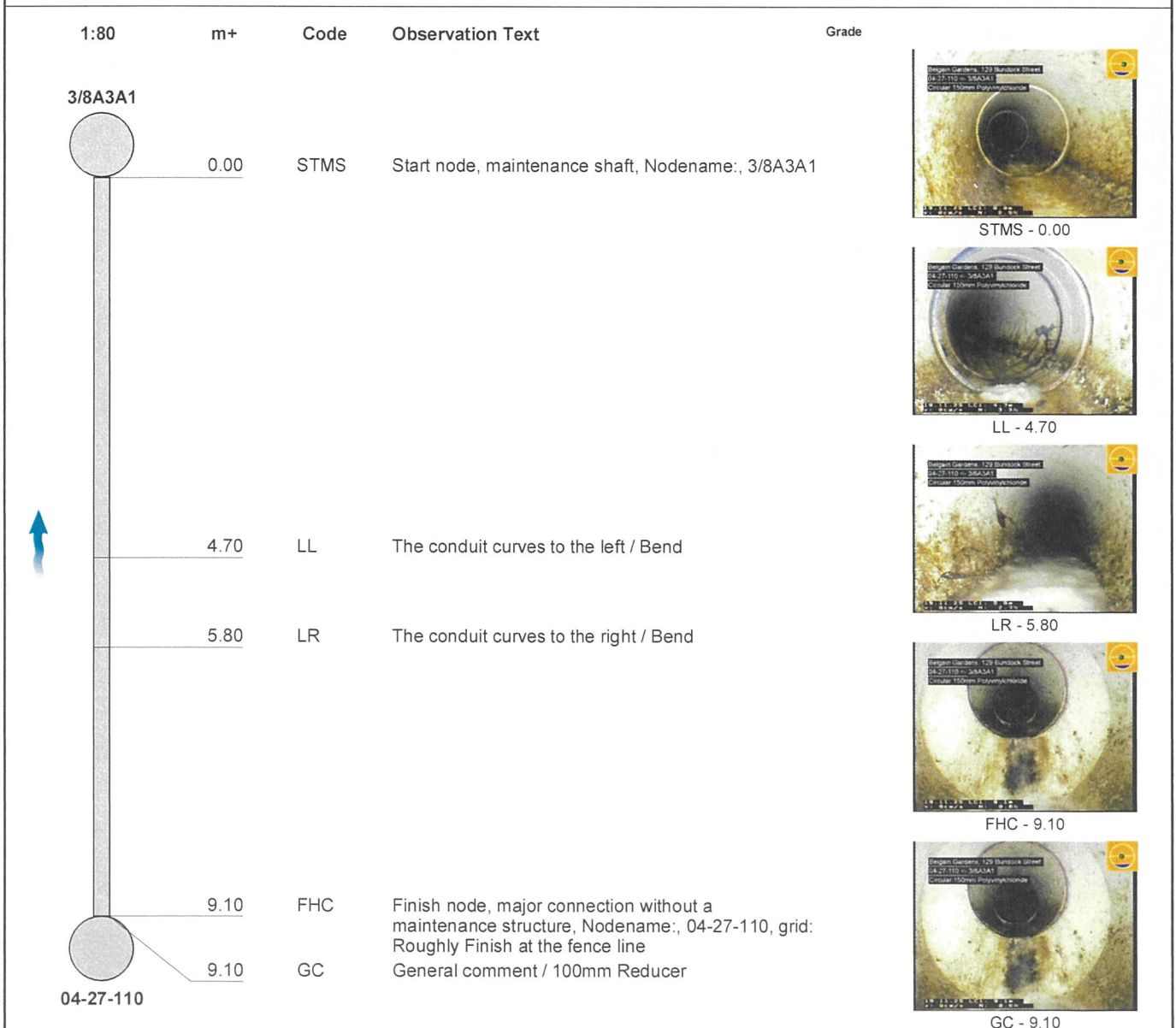
	m+	Code	Observation Text
1	 0.00	STMS	Start node, maintenance shaft, Nodename:, 3/8A3A1
2	4.70	LL	The conduit curves to the left
3	5.80	LR	The conduit curves to the right
4	9.10	FHC	Finish node, major connection without a maintenance structure, Nodename:, 04-27-110, grid: Roughly Fir
5	9.10	GC	General comment

Completed section inspection - 19/11/2025 - 474017

Date of inspection 19/11/2025	Time of inspection 10:46 AM	Land ownership Private land	Pipe Asset ID 474017	Nr. 1
Project name 129 Bundock Street_Belgain Gardens Sewer	Contractor's Job Number	Coding Standard WSA 2020	Name of operator Damien	Job ID 01

Suburb Belgain Gardens,	US MH 04-27-110	Unit Length 3.00 m
Address 129 Bundock Street	Direction Upstream	GIS length 16.00 m
Location type On property with buildings (Developed)	DS MH 3/8A3A1	Inspected Length [m] 9.10 m
Operation Gravity	Use The installation is designed to carry only sewage	Year Laid 1963
Profile Circular 150mm	Purpose of inspection Investment planning	
Lining material Polyvinyl chloride	Method of inspection Inspection by means of a remotely controlled television camera passed through the conduit	
Lining type Other	Precipitation No precipitation	
Dia/Height 150 mm	Cleaning The conduit was not cleaned prior to the inspection	
Material Polyvinylchloride	Flow control No measures taken	

General comment



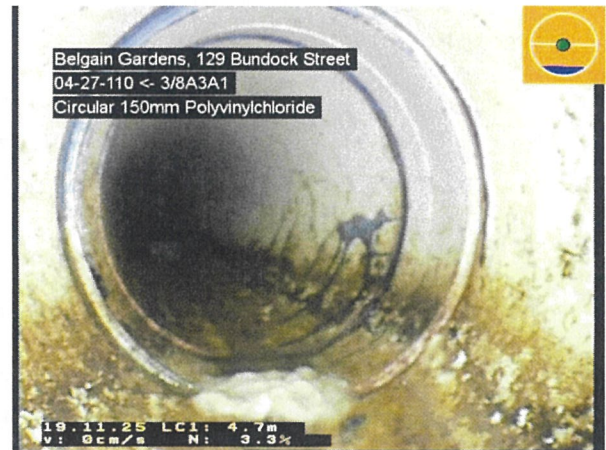
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Section Pictures - 19/11/2025 - 474017

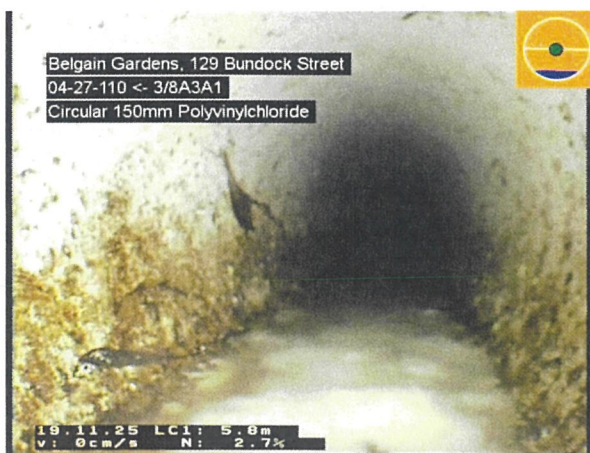
Suburb Belgain Gardens,	Address/Location 129 Bundock Street	Date of inspection 19/11/2025	Pipe Asset ID 474017	Job ID 01
----------------------------	--	----------------------------------	-------------------------	--------------



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Start node, maintenance shaft, Nodename:, 3/8A3A1



474017_6d97583d-b321-4e13-87d2-7601dfb16659_20251119_104918_723.jpg, 00:02:47, 4.70
The conduit curves to the left / Bend



474017_c50f2b55-d3db-4680-9c4f-921c1c373557_20251119_105103_125.jpg, 00:04:16, 5.80
The conduit curves to the right / Bend



474017_46f3a490-3c7f-433f-a6f6-223ba76ddb3c_20251119_105419_480.jpg, 00:05:46, 9.10
Finish node, major connection without a maintenance structure, Nodename:, 04-27-110, grid: Roughly Finish at the fence line

Section Pictures - 19/11/2025 - 474017

Suburb	Address/Location	Date of inspection	Pipe Asset ID	Job ID
Belgain Gardens,	129 Bundock Street	19/11/2025	474017	01



474017_0fe9faf9-49d4-4651-9687-267debe55e3c_20251119_
105449_064.jpg, 00:05:52, 9.10
General comment / 100mm Reducer

Section Inclination - 19/11/2025 - 474017

Pipe Asset ID 474017	Date of inspection 19/11/2025	Time of inspection 10:46 AM	Name of operator Damien	Suburb Belgain Gardens,	Address/Location 129 Bundock Street	Inspection Direction Upstream	Inspected Length 8.50 m
Shape Circular	Dial/Height 150 mm	Width 150 mm	US MH 04-27-110	DS MH 3/8A3A1	Start altitude 0.001 m	End altitude 0.205 m	Measured Inc -2.406 %

