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**From:** "Ben Collings - BNC Planning" <bnc@bncplanning.com.au>  
**Sent:** Mon, 4 Mar 2024 11:13:46 +1000  
**To:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Cc:** "Melanie Percival" <Melanie.Percival@townsville.qld.gov.au>  
**Subject:** MCU18/0108.04 - 23 Bundock Street, Belgian Gardens  
**Attachments:** DAS s13 IR Response.pdf, 240126\_Bundock St - Design Update.pdf

*BNC Planning*, acting on behalf of the applicant, hereby lodge the attached *Information Request Response* in accordance with s13 of the *Development Assessment Rules* associated with the above referenced development application. The applicant has responded by providing all of the information requested or has provide a suitable alternative outcome.

A copy of the attached has also been provided to any relevant referral agencies.

Please contact me should there be any issues or if you require any further information

Kind regards,

**Benjamin Collings**  
Director



Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810  
PO BOX 5493 TOWNSVILLE QLD 4810 T. (07) 4724 1763 M. 0438 789 612 E. [bnc@bncplanning.com.au](mailto:bnc@bncplanning.com.au)

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BNC Ref. DA035-23  
TCC Ref. MCU18/0108.04

**>> 4 March 2024**

ASSESSMENT MANAGER  
TOWNSVILLE CITY COUNCIL  
PO BOX 1268  
TOWNSVILLE QLD 4810  
Via: TOLS

**RE: APPLICANT RESPONSE TO ASSESSMENT MANAGER INFORMATION REQUEST  
MATERIAL CHANGE OF USE DEVELOPMENT APPLICATION  
23 BUNDOCK STREET, BELGIAN GARDENS QLD 4810 – RPD: LOT 1 ON SP333143**

*BNC Planning* acting on behalf of the applicant submit this response to the *information request* issued by the Townsville City Council as assessment manager, in accordance with section 13 of the Development Assessment Rules. The information request is dated 11 January 2024 and is associated with a material change of use development application over the above referenced premises.

The applicant has responded by providing all of the information requested or has provide a suitable alternative outcome. A detailed response to each item from the notice is provided below.

***Request Item 1 – Amended Plans***

*The applicant is requested to provide amended plans which represent a more outward facing residential style development for proposed Stage 1B.*

**Applicant's response**

The applicant provides the attached updated architectural plans in response to this item. The first floor design now reflects a more traditional residential style form with five sectioned, protruding awning features delineating what looks like 5 individual unit balconies. The plans also show how this level would evolve to accommodate the 3<sup>rd</sup> storey units in the future.

**Summary**

For clarity, this correspondence constitutes the applicant response to the information request issued by the assessment manager under section 13 of the *Development Assessment Rules*.

I trust the additional common material included in this response provides sufficient information to allow the assessment of the development application to proceed. Should there be any issues, or should additional information be required, please contact me.

Kind regard,



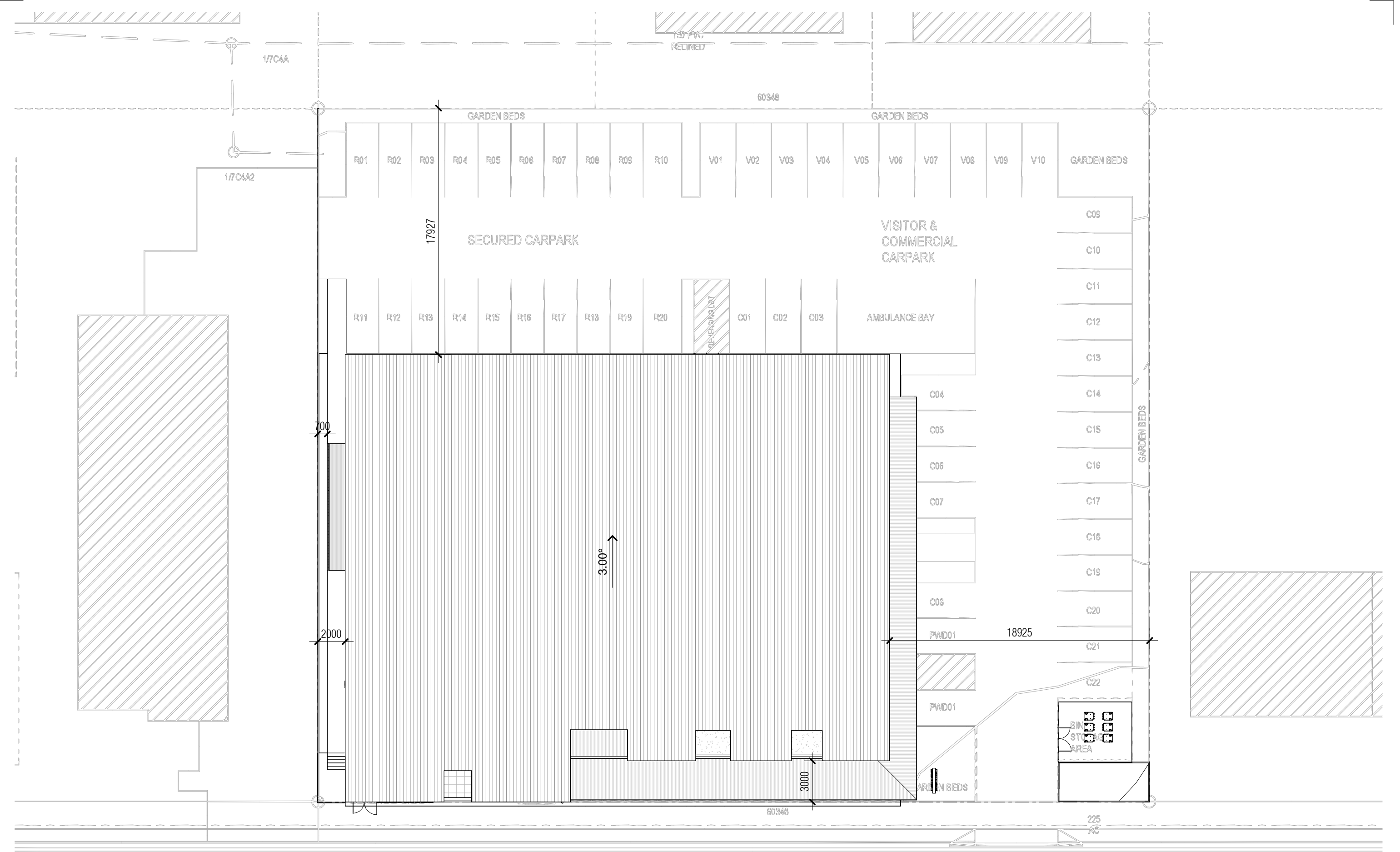
**Benjamin Collings, Director**  
*BNC Planning Pty Ltd*

Att.



BUNDOCK ST MEDICAL CENTRE  
19 Bundock Street,  
Belgian Gardens QLD 4810

A010	C	SITE PLAN (STAGE 1B)
A100	C	GROUND FLOOR PLAN (STAGE 1)
A101	C	FIRST FLOOR PLAN (STAGE 1B)
A102	C	SECOND FLOOR PLAN (STAGE 2)
A103	C	ROOF PLAN (STAGE 1B)
A200	B	ELEVATIONS (STAGE 1/1B)
A201	B	ELEVATIONS (STAGE 1/1B)
A202	C	ELEVATIONS (STAGE 1/1B)
A203	C	ELEVATIONS (STAGE 1/1B)
A204	C	ELEVATIONS (STAGE 2)
A205	C	ELEVATIONS (STAGE 2)
A300	B	SECTION
A400	C	CONCEPT IMAGERY
A401	C	CONCEPT IMAGERY
A402	D	CONCEPT IMAGERY
A403	C	CONCEPT IMAGERY - 3 STOREY
A404	C	CONCEPT IMAGERY - 3 STOREY



1 SITE PLAN  
SCALE 1 : 250

PROJECT  
BUNDOCK ST MEDICAL CENTRE  
19 Bundock Street,  
Belgian Gardens QLD 4810

CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
SITE PLAN (STAGE 1B)

PROJECT NO.  
23760

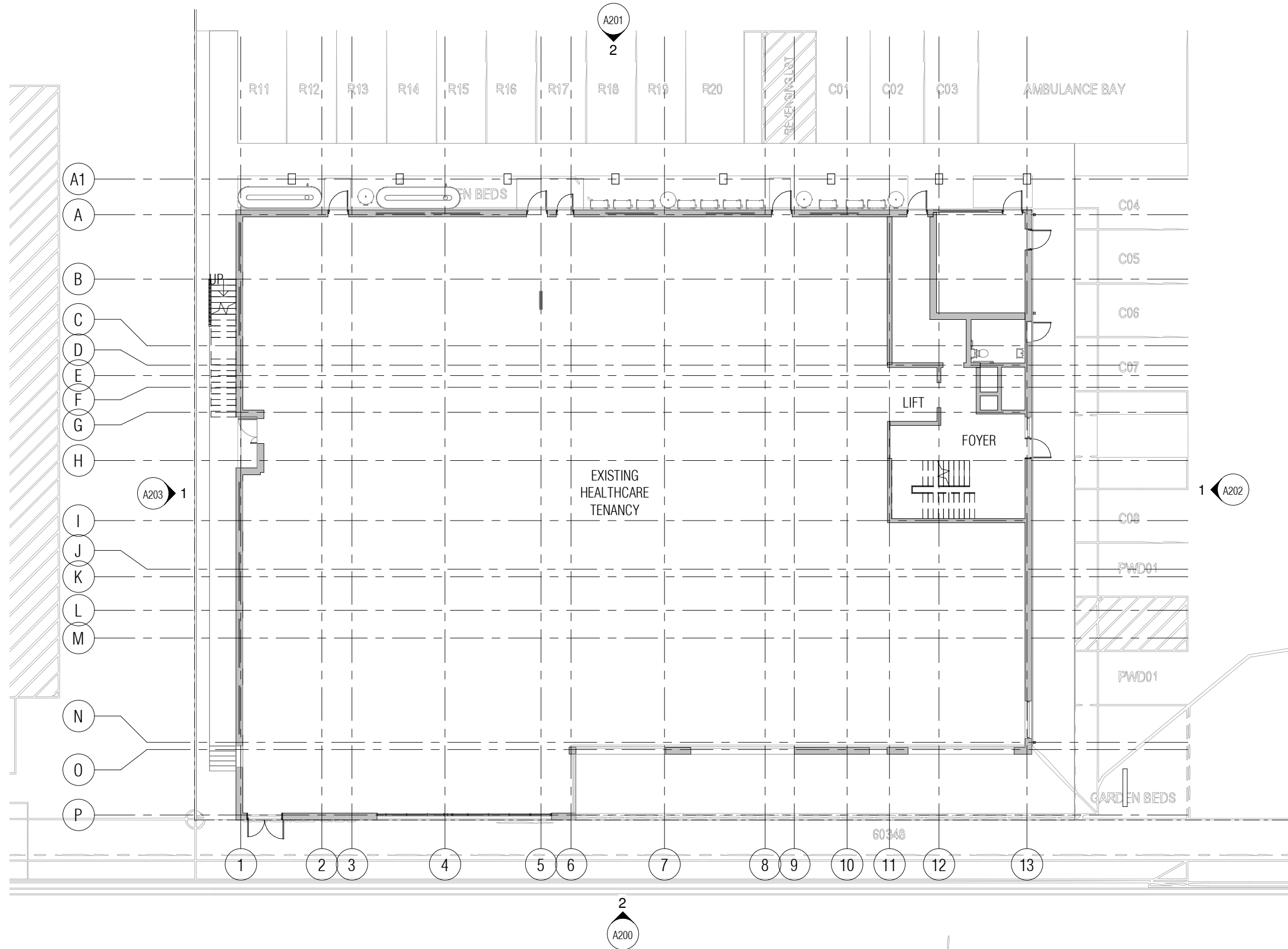
DATE  
13/02/2024

DRAWING No.  
A010

ISSUE  
C



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1 GROUND FLOOR (STAGE 1)  
SCALE 1:200

PROJECT  
BUNDOCK ST MEDICAL CENTRE  
19 Bundock Street,  
Belgian Gardens QLD 4810

CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
GROUND FLOOR PLAN (STAGE 1)

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A100

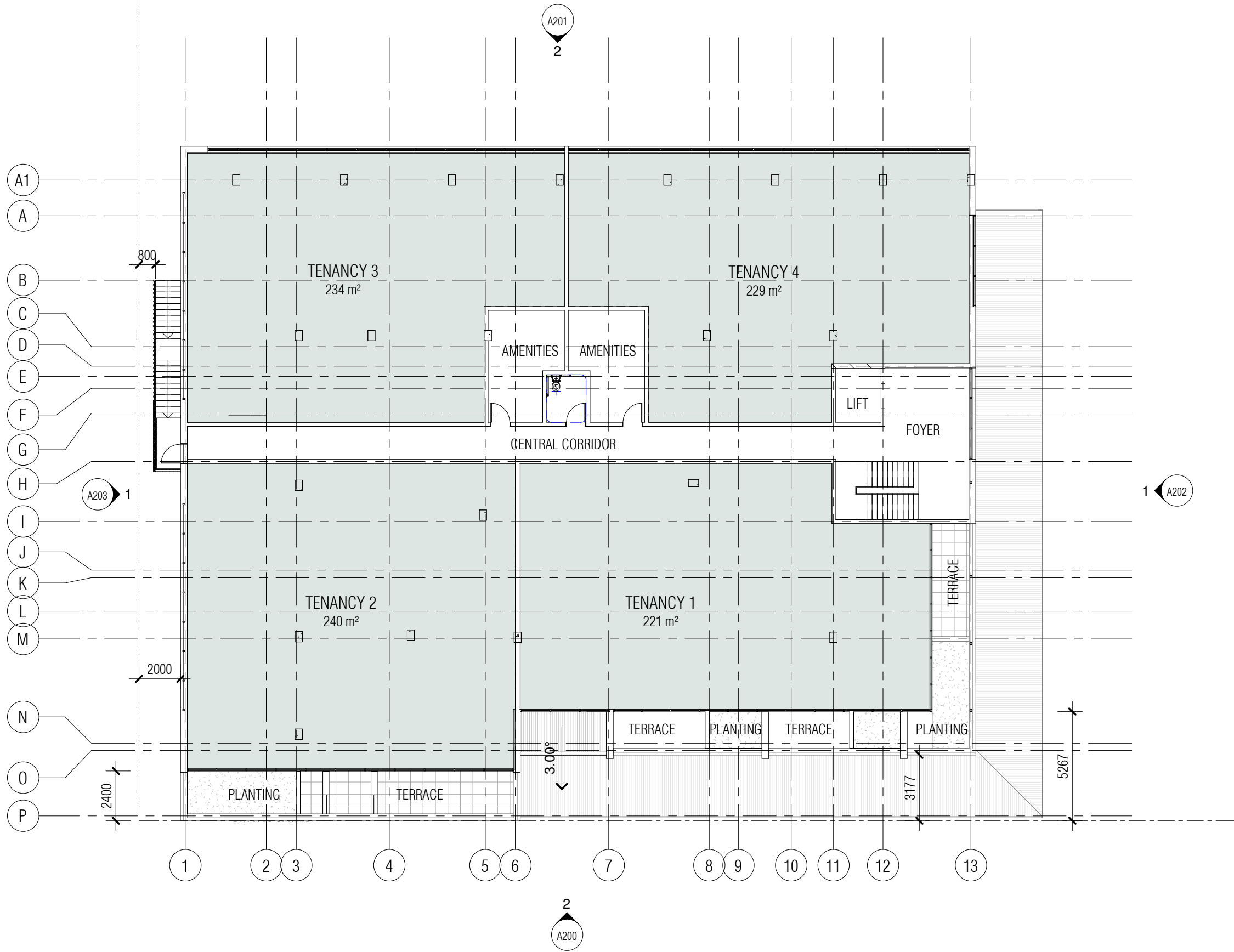
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1 FIRST FLOOR (STAGE 1B)  
A200 SCALE 1 : 200

PROJECT  
BUNDOCK ST MEDICAL CENTRE  
19 Bundock Street,  
Belgian Gardens QLD 4810

CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
FIRST FLOOR PLAN (STAGE 1B)

PROJECT NO.  
23760

DATE  
13/02/2024

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1 SECOND FLOOR  
A204 SCALE 1 : 200

PROJECT  
BUNDOCK ST MEDICAL CENTRE  
19 Bundock Street,  
Belgian Gardens QLD 4810

CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
SECOND FLOOR PLAN (STAGE 2)

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A102

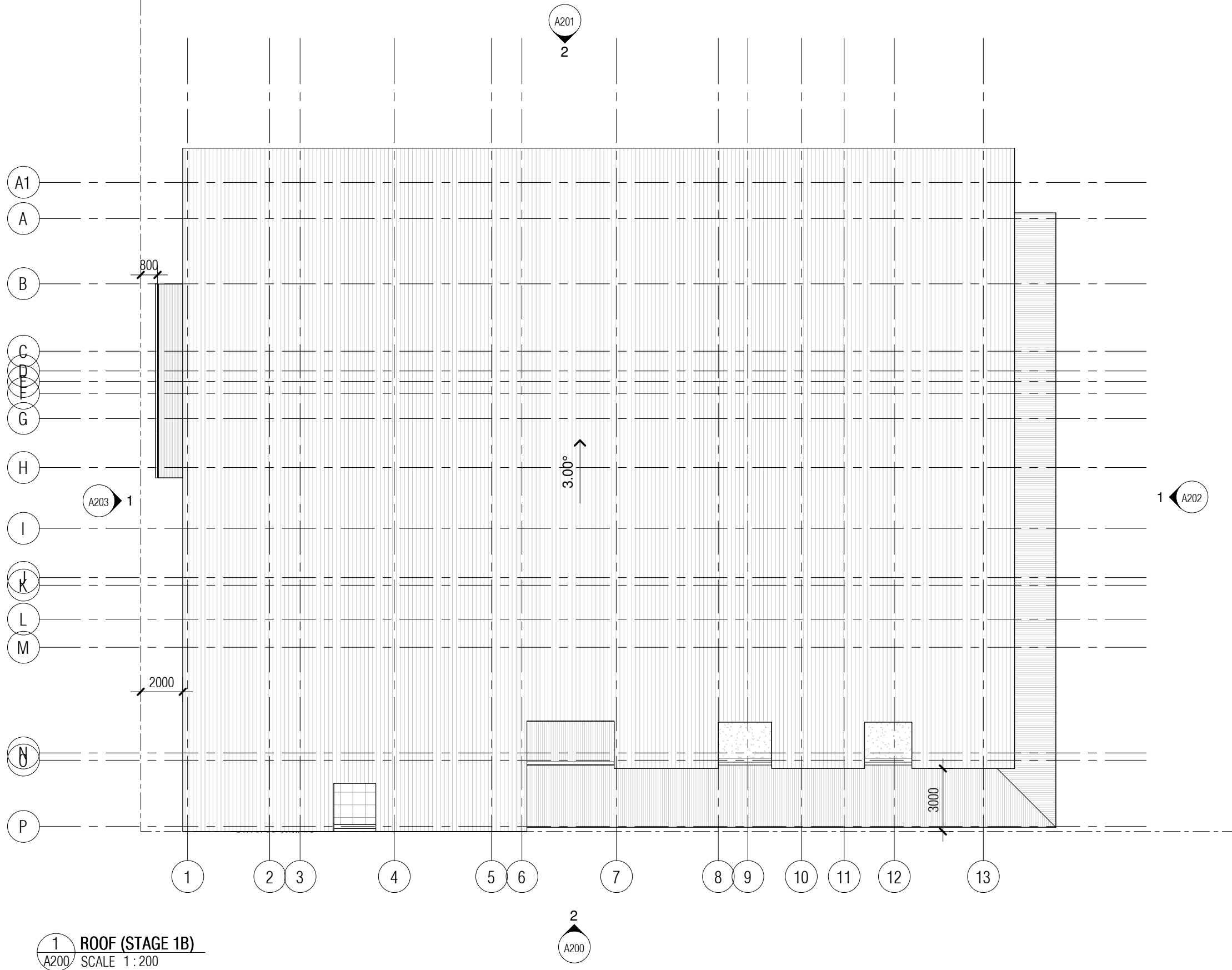
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1 ROOF (STAGE 1B)  
A200 SCALE 1 : 200

PROJECT  
BUNDOCK ST MEDICAL CENTRE  
19 Bundock Street,  
Belgian Gardens QLD 4810

CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
ROOF PLAN (STAGE 1B)

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A103

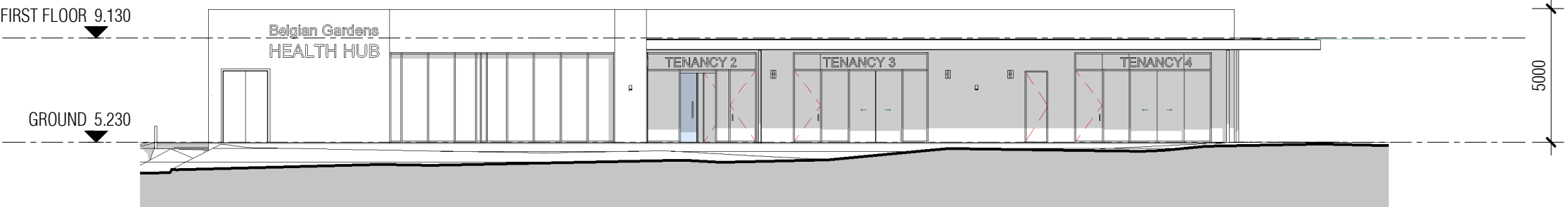
ISSUE  
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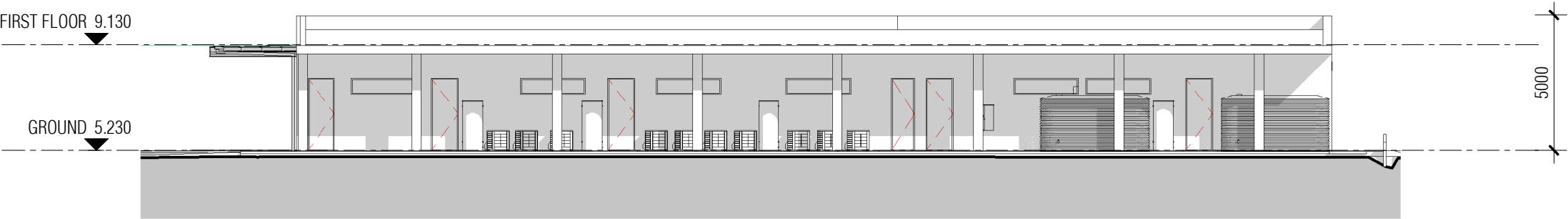
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1 SOUTH (STAGE 1)  
SCALE 1 : 200



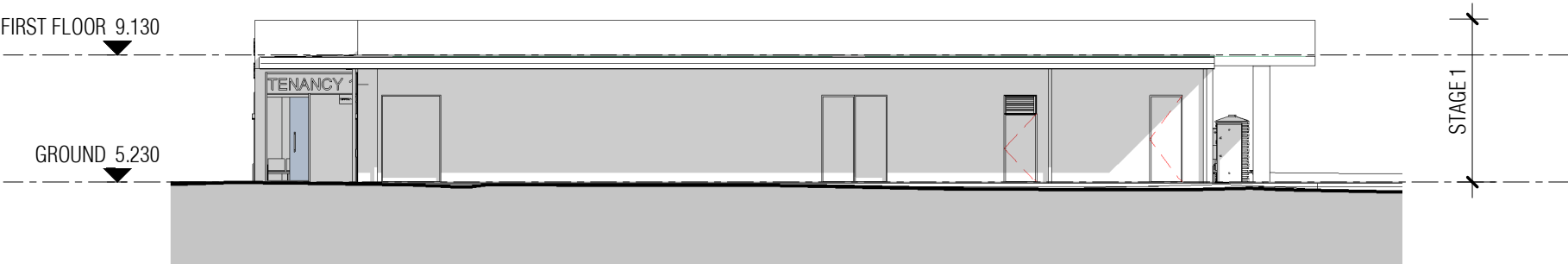
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A100 SCALE 1 : 200



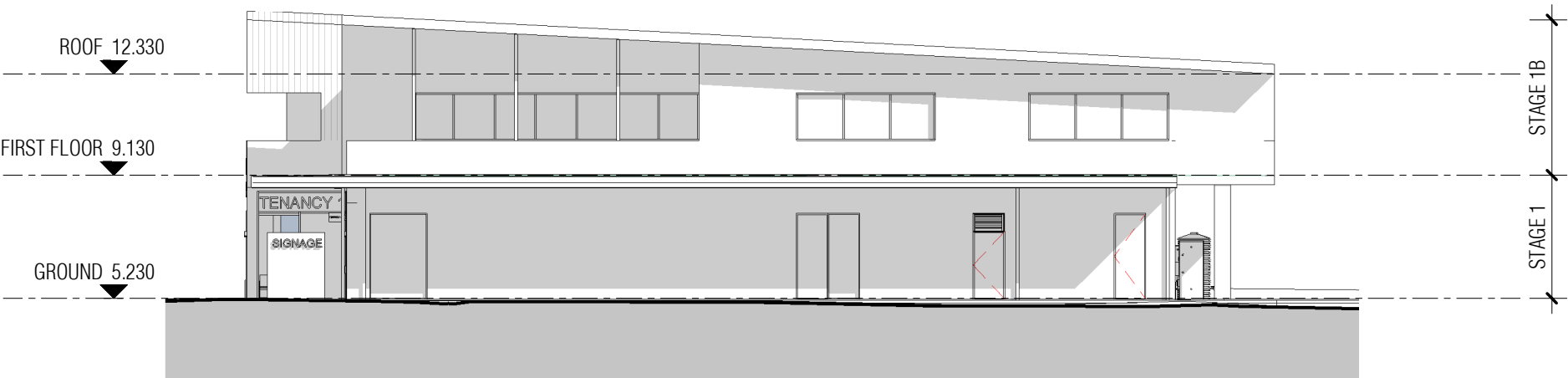
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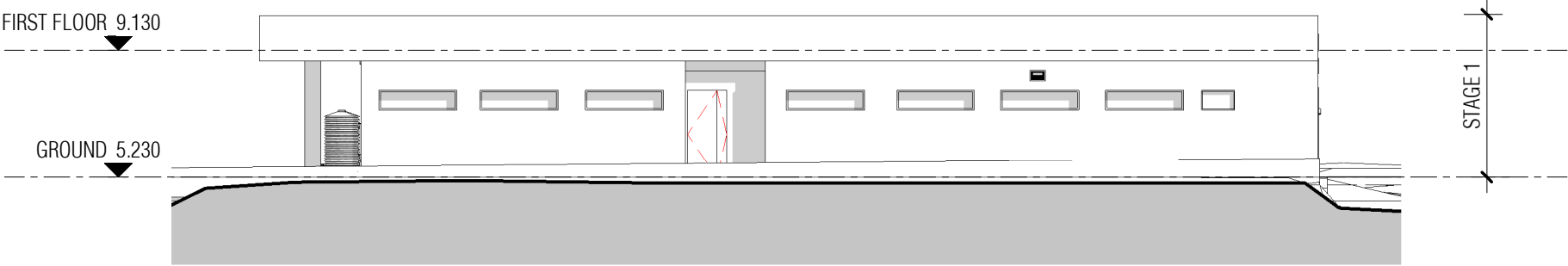
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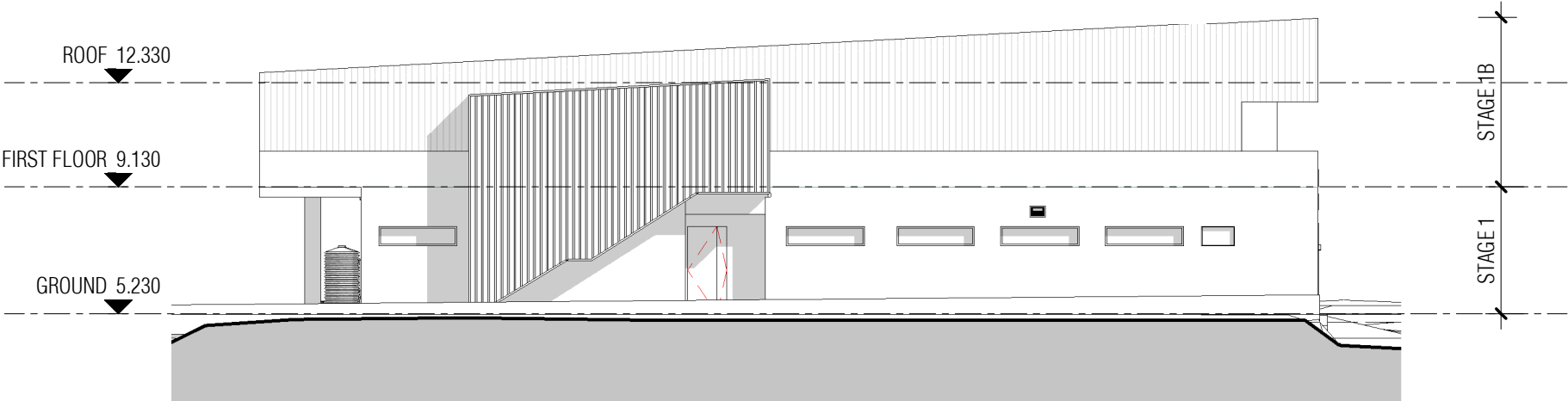
2 EAST (STAGE 1)  
SCALE 1 : 200



1 EAST (STAGE 1B)  
A100 SCALE 1 : 200



2 WEST (STAGE 1)  
SCALE 1 : 200



1 WEST (STAGE 1B)  
SCALE 1 : 200



PROJECT  
BUNDOCK ST MEDICAL CENTRE  
19 Bundock Street,  
Belgian Gardens QLD 4810

CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
ELEVATIONS (STAGE 2)

PROJECT NO.  
23760

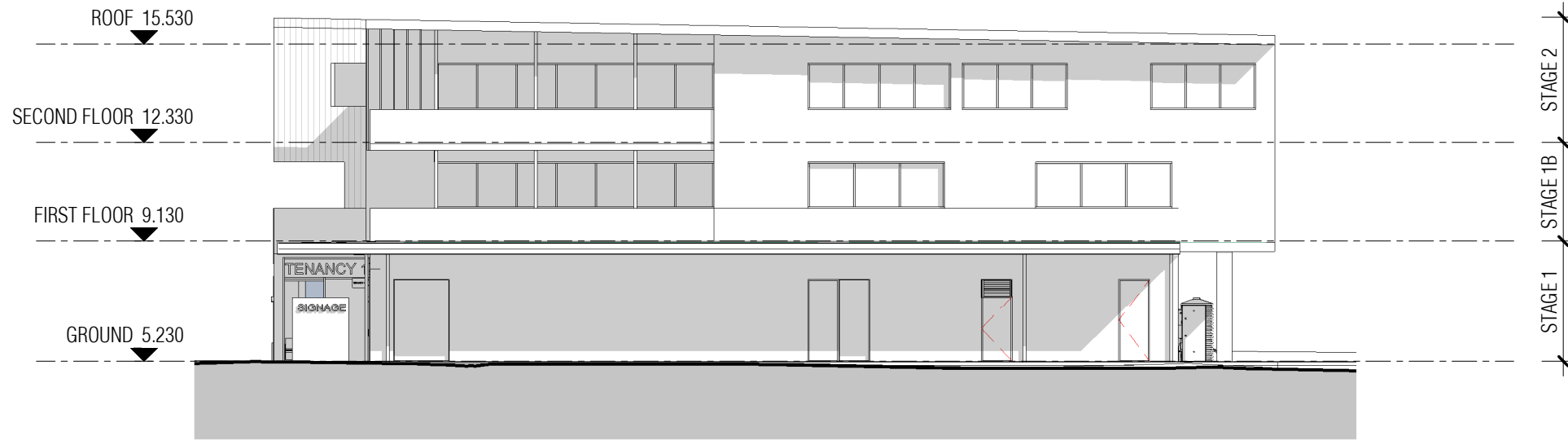
DATE  
13/02/2024

DRAWING No.  
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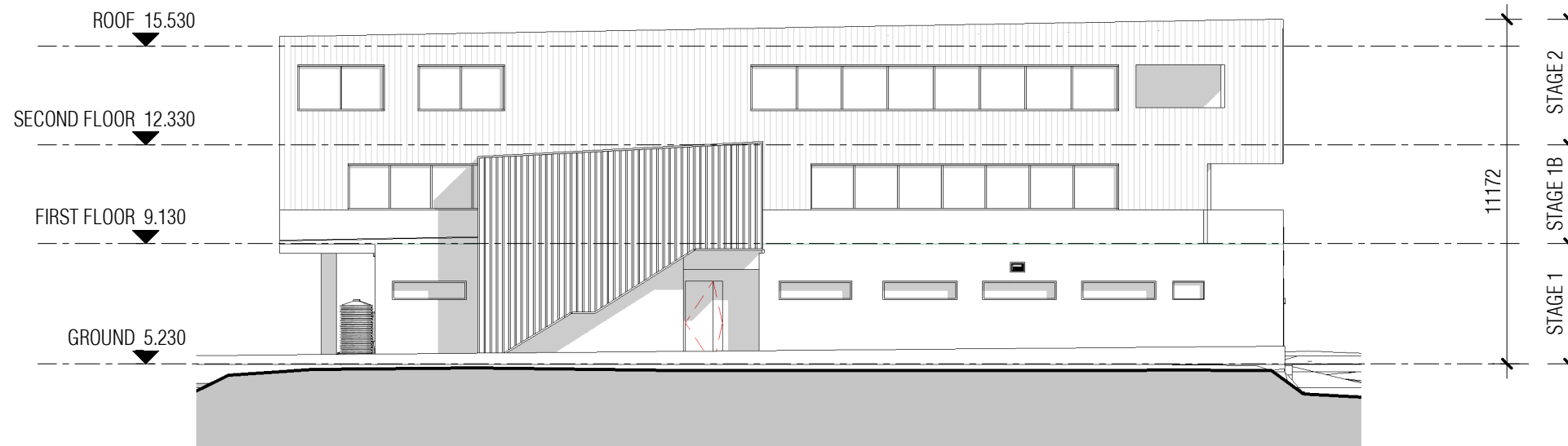
ISSUE  
C



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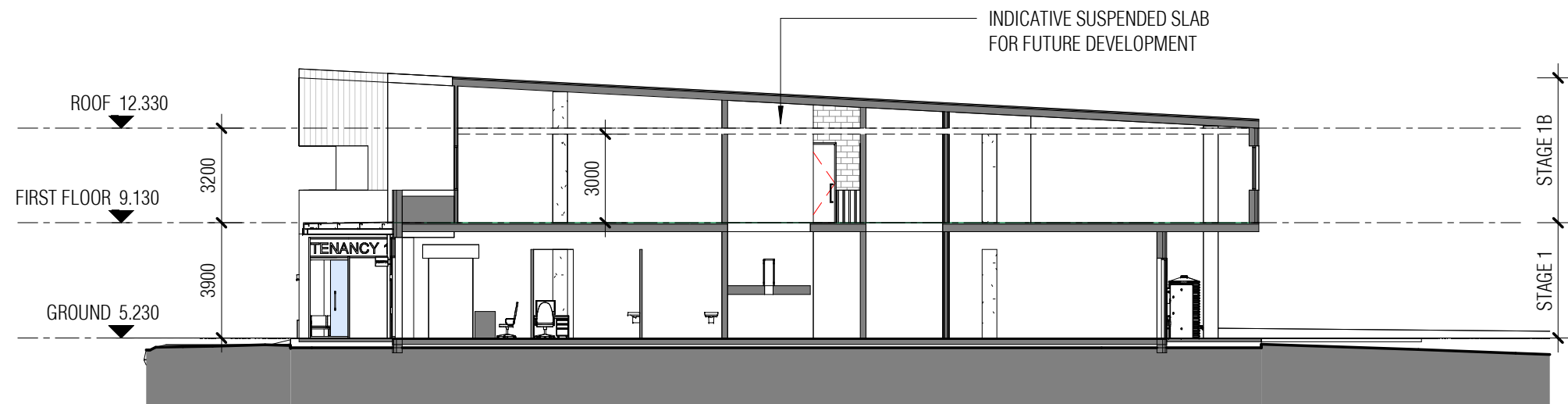


1 EAST (STAGE 2)  
A100 SCALE 1:200



2 WEST (STAGE 2)  
A100 SCALE 1:200





1 Section 1  
SCALE 1 : 200

PROJECT  
BUNDOCK ST MEDICAL CENTRE  
19 Bundock Street,  
Belgian Gardens QLD 4810

CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
SECTION

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A300

ISSUE  
B



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PROJECT  
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CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
CONCEPT IMAGERY

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A400

ISSUE  
C



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CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
CONCEPT IMAGERY

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A401

ISSUE  
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PROJECT  
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CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
CONCEPT IMAGERY

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A402

ISSUE  
D



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PROJECT  
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CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
CONCEPT IMAGERY - 3 STOREY

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A403

ISSUE  
C



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PROJECT  
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CLIENT DETAILS  
ASHRAF AGAIBEY

TITLE  
CONCEPT IMAGERY - 3 STOREY

PROJECT NO.  
23760

DATE  
13/02/2024

DRAWING No.  
A404

ISSUE  
C



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