



23 January 2026

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 22 *January 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

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|                            |                                      |
|----------------------------|--------------------------------------|
| Application no:            | MCU25/0103                           |
| Assessment no:             | 0234026                              |
| Proposal:                  | Dwelling Unit & Health Care Services |
| Street address:            | 30 Paxton Street NORTH WARD QLD 4810 |
| Real property description: | Lot 55 T 11884                       |
| Applicant's reference:     | M2592                                |

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The information requested is set out below >>

#### Request Item 1 - Further justification regarding location and off-site impacts of use

The applicant is requested to provide further justification regarding the location of the proposed commercial use within the Character residential zone (Grand Queenslanders precinct) instead of the nearby established centre zones and further justification as to how the commercial use will mitigate off-site impacts to the surrounding residential uses.

##### Reason

To demonstrate compliance with the Character residential zone code of the Townsville City Plan.

##### Advice

Applicants should have regard to the outcomes and purpose of the Character residential zone code as well as SC6.5 Economic impact assessment planning scheme policy for guidance on addressing this request item.

#### Request Item 2 - Alignment with the character of the Grand Queenslanders precinct

The applicant is requested to provide amended plans detailing that the roof pitch of the existing dwelling is maintained and that the ground floor is setback 1m from the front façade, featuring a valance.

Where the above cannot be achieved, the applicant is requested to provide further justification against PO70 and PO71 of the Character residential zone code.

#### Reason

To demonstrate compliance with PO70 and PO71 of the Character residential zone code of the Townsville City Plan.

#### Request Item 3 - Amend layout plan with vehicle dimensions and swept paths

The applicant is requested to provide an amended plans detailing the following:

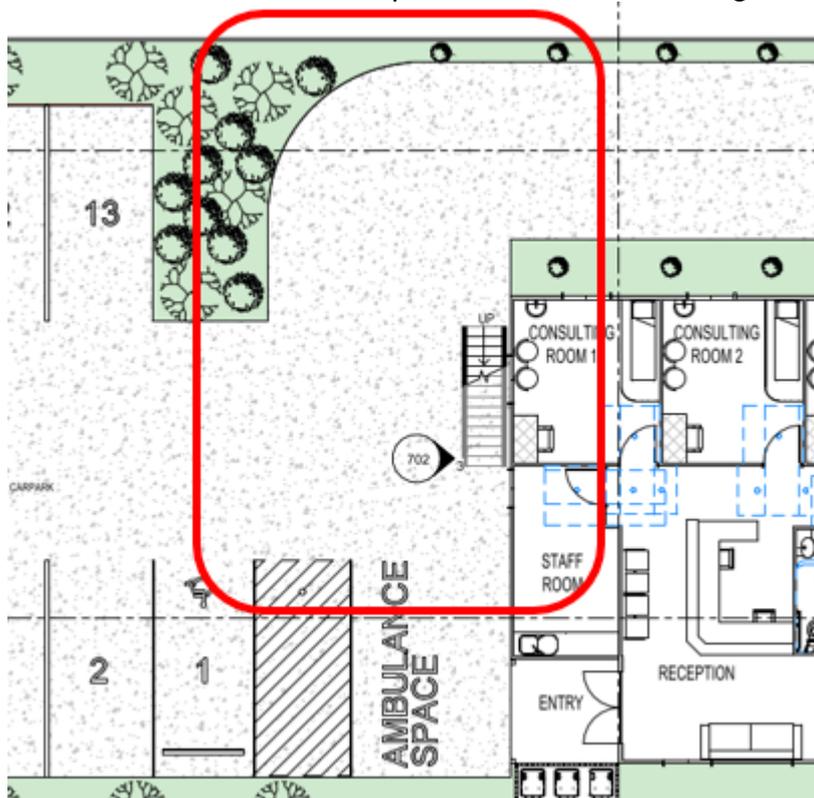
- Driveway dimensions and layout in accordance with AS2890.1, or otherwise provide vehicle movement swept paths from a qualified RPEQ demonstrating that passenger vehicles and an ambulance can be parked and satisfactorily manoeuvre without undue conflict with pedestrians and other vehicles; and
- Vehicle swept paths for an MRV service vehicle, demonstrating that it can safely and conveniently enter and exit the rear section of the site for occasional loading/unloading.

#### Reason

To demonstrate compliance with the Townsville City Plan and associated policy guidelines, including in particular PO20 and PO26 of the Transport impact, access and parking code and PO33 of the Works code.

#### Advice

*It appears that the narrow section of driveway (4.44m width), tight 90-degree bend, and rear building stairway may result in poor visibility, inconvenient and/or unsafe passenger vehicle manoeuvring, and potential safety risks for pedestrians. This is also likely to be particularly problematic for the occasional ambulance or service vehicle accessing the rear of the site. Consideration should be given to relocating the rear stairway, widening the driveway, reducing the driveway bend angle, the need for a dedicated ambulance space and/or other measures to improve on-site manoeuvring.*



#### Request Item 4 - Provide a concept stormwater plan

The applicant is requested to provide a concept stormwater plan demonstrating how site stormwater will be managed to not cause a new or increased nuisance along Paxton Street.

This concept plan will address how runoff from the parking spaces, driveways, building roof, and any contributing runoff from upstream properties can be appropriately discharged to the road network (in accordance with QUDM requirements and without causing a nuisance to users of the verge and roadway).

#### Reason

To demonstrate compliance with the Townsville City Plan and associated policy guidelines, including in particular PO10 and PO11 of the Healthy waters code.

#### Advice

Significant impervious area will be added due to the development (going from under 25% site cover to over 75% site cover), which will increase the peak rate of runoff from the site which per the layout will discharge to the street via the new driveway crossover.

Any changes to the carpark may require revision of the landscaping on the site.

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#### Advice Item 1

The applicant is advised that a development application for building works assessable against the planning scheme is required for any physical changes to the contributing character building as per the tables of assessment for building works (Table 5.7.1) under the Townsville City Plan.

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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](http://www.townsville.qld.gov.au)

If you have any further queries in relation to the above, please do not hesitate to contact  
Maris-Claire Salazar on telephone 07 4727 9412, or email  
[developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. Salazar', written in a cursive style.

**For Assessment Manager**  
Planning and Development