



BNC Ref. DA013-26  
TCC Ref. MCU26/0028

>> 6 May 2026

ASSESSMENT MANAGER  
TOWNSVILLE CITY COUNCIL  
PO BOX 1268  
TOWNSVILLE QLD 4810  
*Attention: Brandon Godfrey*

**RE: APPLICANT RESPONSE TO ASSESSMENT MANAGER INFORMATION REQUEST  
RECONFIGURING A LOT DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (DWELLING HOUSE)  
224 PAVIA DRIVE (PRIVATE) CLEVELAND PALMS, NOME QLD 4816 (RPD: LOT FK SP 102512)**

*BNC Planning* acting on behalf of the applicant submits this response to the *information request* issued by the Townsville City Council as assessment manager in accordance with the Development Assessment Rules. The assessment manager information request is dated 28 April 2026. The requests are associated with a material change of use (Dwelling House) development application over the above referenced premises.

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

**ASSESSMENT MANAGER – TOWNSVILLE CITY COUNCIL – INFORMATION REQUEST**

***Request Item 1 – Amended Plans***

*The applicant is requested to provide amended plans for the proposed dwelling showing compliance with requirements for Gross Floor Area (GFA) as per the Lease Agreement.*

**Applicant's response**

The applicant provides the attached amended plans that demonstrates compliance with the requirements for Gross Floor Area (GFA) as per the Lease Agreement.

***Request Item 2 – Amended Site Plans***

*The applicant is requested to provide documentation demonstrating the proposed potable water supply for the site in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.*

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## **Applicant's response**

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The applicant provides the attached amended Site Plan, which details the proposed location and size of the required rainwater tanks used as part of the potable water supply on site. The development provides a 5,000L water tank for potable water and a 26,000L water tank for non-potable water, complying with the terms of the lease and aligning with conditions of approvals of similar applications.

### **Summary**

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 regards,

A handwritten signature in black ink, appearing to read 'Bnk', written over a horizontal line.

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

Att.