



DREAMS ARE BUILT

Building Services Pty Ltd

Appendix 4



PRE-LODGEMENT MEETING MINUTES

PO BOX 1268, Townsville
Queensland 4810

COUNCIL REFERENCE >> PLM25/0081
ASSESSMENT NO >> 3803090
LEGAL DESCRIPTION >> Lot 4 SP 335558
PROPERTY ADDRESS >> 32 Sooning Street NELLY BAY QLD 4819
PROPOSAL >> MCU - Short-Term Accommodation

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

DATE >> 13 May 2025
TIME >> 2:00pm

ATTENDEES >>

Jayne Carter	Senior Planner - Planning and Development
Dale Armbrust	Senior Development Engineer - Planning and Development
Erin Beynon	Planning Support Officer - Planning and Development

VIA MICROSOFT TEAMS/TELECONFERENCE

Rachell Ayres Dreams are Built Building Services

Description of the Proposal

- Applicant intends for the property to be short term use with 4 separate rooms serviced by one kitchen and laundry.
- Intention to hire out rooms for short term accommodation
- Applicant plans to have the property operate as Yoga retreat/health stay in the future.
- Development proposal plans - attached

Property Zoning and Overlays

Parcel: 462897

Zone:

>> Low density residential zone

Priority infrastructure plan:

>> This property is within a Local Government Infrastructure Plan Area.

Overlay(s):

>> Bushfire hazard Overlay Map OM-02 - Medium bushfire hazard area

>> Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 90m above ground level

>> Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 13km

>> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - High hazard area

>> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard area

>> Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area

Planning Scheme

The proposal is subject to assessment against the Townsville City Plan. The planning scheme can be viewed via the following link: [Current City Plan \(townsville.qld.gov.au\)](https://townsville.qld.gov.au)

Furthermore, Townsville Maps can be viewed via the following link: [TownsvilleMAPS Mapping Service - Townsville City Council](#)

Meeting Discussion

- Defined Use - Low density residential zone
- Level of assessment - Impact assessable
- Strategic Framework - Generally short term accommodation is not anticipated in the Low density residential zone
- Low density residential zone code
 - Application to demonstrate how the proposed use is appropriate in the Low density residential zone and is not better accommodated elsewhere and how any impacts on the surrounding properties and neighbourhood will be mitigated.
 - PO10 which protects the amenity of the surrounding area is of particular importance and will need to be addressed in the application. Details about how the use will operate will need to be provided and approvals will be conditioned accordingly.
 - The kitchen building appears to be quite open to neighbouring properties, landscaping/screening is recommended to maintain privacy and mitigate impacts for neighbouring properties.
 - The current design of the front of the building allows limited interaction with the street and is potentially in conflict with PO13 Crime prevention through environmental design provisions as well as PO26 and PO28. Top floor windows or balcony facing Sooning Street should be considered to avoid blank facade facing the street.
 - Ensure adequately designed waste disposal/bin storage.
 - Vehicle parking should not dominate the façade and be concealed from public view as per PO16. Parking should also be accommodated within the approved Building Envelope.
- Transport impact, access and parking code
 - The proposed parking arrangement whereby visitors would be required to reverse directly onto Sooning Street is not supported. PO3 of the *Transport impact, access and parking code* requires that “all vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.” Applicant to identify an alternative parking arrangement that aligns with this PO.
 - A parking supply of four car spaces may be considered reasonable for the development as the prescribed parking rate is on 1 space for each guest suite and 1 space per 50m2 GFA of Kitchen and preparation areas. Providing an additional space to accommodate 5 cars would be beneficial.
- Works code
 - Connections to water and sewer were provided as part of the earlier subdivision works which created the subject property (OPW22/0116).
- Landscape code
 - Landscaping along the front of the property to maintain street appeal and screen the carparking off from the street. Landscaping along the side and rear boundaries may also assist with appropriate separation for residential areas.
- Flood hazard overlay code
 - 1% AEP flooding is confined to the watercourse on the western side of the site. The proposed development footprint is clear of the extent of 1% AEP flooding.
- Bushfire hazard overlay code

- Bushfire overlay is not considered an issue as council is moving to state bushfire mapping which does not identify this site within a hazard zone.

Other Applicable Information

Regarding accessible design that is more a question for a building certifier rather than a planning scheme question.

As the application will be impact assessable any submissions received will also be considered.

Changes to the building envelope would mean a change to the reconfiguration application which could be a long process.

Condition can be provided in draft form to the applicant prior to decision.

Applicant is welcome to book another meeting or lodge the application as there are opportunities to provide changes after lodgement.

Upon lodgement of your development application, you will be required to pay assessment fees in accordance with Council's Planning Services Fees and Charges Schedule. For the most current schedule, please refer to: [Fees & Charges - Townsville City Council](#)

Furthermore, the development proposal will be subject to Infrastructure Charges. For a comprehensive review of Council's Infrastructure Charge Resolution, please view the following link: [Infrastructure Charges - Townsville City Council](#)

Post Meeting Feedback

Meeting Closed >> 2:24pm

Note: This pre-lodgement advice has been prepared based on the information provided in the meeting. A full assessment of the proposal against the planning scheme has not been carried out and this advice may be subject to change at the time of lodgement of a formal development application. An application may be subject to requests for further information not identified in the pre-lodgement meeting following a full assessment.