



Date >> 7 April 2025

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 4 April 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:            | MCU25/0019                          |
| Assessment no:             | 2514055                             |
| Proposal:                  | Multiple Dwelling - Four Units      |
| Street address:            | 114 Anne Street AITKENVALE QLD 4814 |
| Real property description: | Lot 6 RP 716461                     |
| Applicant's reference:     | 114 Anne                            |

The information requested is set out below >>

#### Request Item 1 - Flood Impact Assessment

The applicant is requested to provide a Minor Flood Impact Assessment to ensure that the development does not increase the potential for flood damage on-site or to adjoining properties.

##### Reason

To demonstrate compliance with Performance Outcomes PO6 and PO7 of the Flood hazard overlay code of the Townsville City Plan.

##### Advice

*The applicant is advised that built form and ability to achieve the required Finished Floor Levels is not considered an Acceptable Outcome.*

#### Request Item 2 - Access Crossover and Driveway Width

The applicant is requested to provide amended plans to include a minimum of 5.5m wide driveway for the first 6m inside of the property boundary.

#### Reason

To demonstrate compliance with compliance with Section 3.2.2 of AS2890.1 - Off Street Car Parking and Transport impact, access and parking code of the Townsville City Plan.

#### Request Item 3 - Safe Carparking and Vehicle Swept Paths

The applicant is requested to provide the following:

- demonstrate safe and efficient operation of the proposed carparking, more specifically possibility of vehicle collision between reversing vehicles from TH3/TH4 and Visitor Parking.
- vehicle swept paths for TH3/TH4 and Visitor Parking demonstrating all vehicles can safely exit in forward motion.

#### Reason

To demonstrate compliance with Transport impact, access and parking code of the Townsville City Plan.

#### Request Item 4 - Refuse Collection Details

The applicant is requested to provide details on refuse collection including but not limited to:

- service provider (Council or contractor)
- access to the skip bins for collection

#### Reason

To demonstrate compliance with SC6.4.22 Waste management of the Townsville City Plan.

#### Advice

*The applicant is advised that:*

- *Council requires skip bins to be placed on the verge for collection.*
- *Waste Management Utility Charges are applicable regardless of engaging a private contractor.*

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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 Estelle Trueman on telephone 07 47278303, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development