



Date >> 18 September 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 18 September 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:	MCU25/0054
Assessment no:	13505002
Proposal:	Multiple dwelling - 46 Units
Street address:	2 Treeline Drive RASMUSSEN QLD 4815
Real property description:	Lot 904 SP 344615
Applicant's reference:	43126-020-03

The information requested is set out below >>

Request Item 1 - Staging

The applicant is requested to provide additional information on the staging of the proposed Multiple Dwelling within the overall Somers and Hervey Estate.

The subject site is located at the southern extent of Somers and Hervey, which is currently isolated from the existing and proposed open space network within the wider estate. In the event that the proposed Multiple dwelling is intended to be delivered prior to other stages of the estate (notably, Stages 3C to 4EE) and portions of Saltbush Boulevard, Bluewattle Boulevard and associated pathway network, the applicant is requested to demonstrate how the Multiple Dwelling will achieve appropriate levels of pedestrian connectivity to the footpath and open space networks.

Reason

To ensure the development is accessible and well-serviced, in accordance with the Purpose of the Low density residential zone code of the Townsville City Plan.

Request Item 2 - Amened Plans - Communal Open Space

The applicant is requested to provide amended plans demonstrating provision of additional communal open space to service the proposed development, inclusive of appropriate facilities/embellishments to create flexible, usable spaces for residents.

Reason

To demonstrate compliance with Performance Outcome PO30 and PO31 of the Low density residential zone of the Townsville City Plan.

Request Item 3 - Amended Plans - Building Design and Site Layout

The applicant is requested to provide amended plans demonstrating:

- Detail of any screening or screen landscaping to assist in privacy and improve usability of private open space proposed in the front of dwelling units;
- Solar access diagram/s demonstrating the proposed roof pitches and heights respond to the sun path to maximise shade and weather protection to windows, doors and covered open space. Additional smaller verandah roofs and/ or screening to these areas should also be considered;
- The location of any security gate/s to the driveway, if proposed. The location of any gate/s must ensure sufficient space is available onsite for vehicle queuing.

Reason

To demonstrate compliance with Performance Outcome PO10, PO11 and PO29 of the Low density residential zone code and PO5 of the Transport impact, access and parking code of the Townsville City Plan.

Request Item 4 - Waste Management Plan

The applicant is requested to provide a Waste Management Plan prepared in accordance with *Development Manual Planning Scheme Policy SC6.4.22 - Waste management*.

Reason

To demonstrate compliance with Performance Outcome PO33 of the Works code of the Townsville City Plan.

Advice

The applicant is advised to consider the location of the proposed refuse storage area, noting the proximity of the storage area to private open space for Units 1 and 2 and potential amenity (odour) impacts.

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

If you have any further queries in relation to the above, please do not hesitate to contact Taryn Pace on telephone 07 4727 9426, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development