



Date >> 15 May 2026

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 14 May 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

Application no:	MCU26/0031
Assessment no:	0939149
Proposal:	Multiple Dwelling (14 Units)
Street address:	177-179 Francis Street WEST END QLD 4810
Real property description:	Lot 1 RP 711746 Lot 2 RP 711746 Lot 3 RP 711746 Lot 4 RP 711746
Applicant's reference:	USC119

The information requested is set out below >>

Request Item 1 - Vehicle Parking Layout

The applicant is requested to provide a revised parking layout that relocates and/or alters proposed spaces 4, 5, 10 and 11 so that all parking spaces are situated in accordance with the relevant standards.

Reason

To demonstrate compliance with the Transport impact, access, and parking code of the Townsville City Plan and AS2890.01 - Off street parking.

Advice

The applicant is advised that the four spaces mentioned above are currently located at the end of blind aisles, requiring an unsafe and inconvenient lengthy reversing manoeuvre to enter and/or exit the spaces.

Request Item 2 - Proximity to Trunk Sewer

The applicant is requested to provide an amended layout such that all new buildings and/or structures (including roof overhangs) will be located with a minimum 2m horizontal separation to the outer edge of the trunk sewer pipe that runs diagonally through the site.

Reason

To demonstrate compliance with the clearance requirement from trunk sewer main listed in SC6.4.14.4(5)(f) of the Development Manual Planning Scheme Policy from the Townsville City Plan.

Request Item 3 - Stormwater Quantity Management

The applicant is requested to provide an updated Engineering Services Report addressing the following stormwater matters:

- a) Provide updated analyses assuming the pre-development situation as the actual predevelopment condition (fully pervious), rather than using an assumed pervious percentage applicable to a fully developed low density residential site; or
- b) Provide an analysis demonstrating the downstream receiving stormwater system has sufficient spare capacity for minor and major events to receive the increase in runoff due to the development whilst achieving QUDM requirements.
- c) If necessary based on results from a) or b) above, update the analyses, conclusions and recommendations. If detention is required to mitigate runoff to pre-development rates, conceptual design/layout of the proposed detention storage and discharge control(s) must also be supplied. Similarly, if any external stormwater conveyance upgrades are required, conceptual design/layout of the improvements must be supplied.

Reason

To demonstrate compliance with the Healthy waters code of the Townsville City Plan, associated Policy guidelines, and the relevant benchmarks of the State Planning Policy.

Advice

This site has historically been vacant (no previous impervious coverage), and it is unclear if the downstream stormwater and road networks were constructed to cater for minor and major flows up to the 1% AEP event. Policy guidelines referenced in Section 5.3 of the supplied Engineering Services Report indicate that developments should mitigate stormwater flow increases to pre-development rates, unless discharging to a constructed stormwater system with suitable capacity. It is noted that this matter is likely to also be a concern of DTMR as the stormwater discharged from this site must immediately cross Percy Street (a State roadway).

Request Item 4 - Francis Street Upgrades

The applicant is requested to provide an updated layout indicating the proposed improvements to Francis Street along the frontage of the property. At a minimum this must include provision of a public turnaround suitable for a waste collection vehicle that does not rely upon use of a driveway crossover.

Reason

To demonstrate compliance with the Transport impact, access and parking code and the Works code of the Townsville City Plan, and their associated Policy guidelines.

Advice

Provision must be made for cars and trucks on the public street to turn around with no more than a 3-point turn and without having to utilise the development's crossover or entering the development site. This would preferably be a standard cul-de-sac with a 9m radius, though other turn-around options may be considered.

Road upgrades including provision of kerb, channel and underground drainage on the development side of the roadway must be supplied between the existing end of Francis Street and the development's driveway access point. As there are no other properties being serviced, consideration may be given to providing the required turn-around near the existing end of formed Francis Street, and extending a longer private driveway within the road reserve to the development.

Consideration should also be given to supplying a reasonable quantity of on-street car parking, as availability would be anticipated with a typical Access Place along the frontage of the site.

Request Item 5 - Active Transport Provisions

The applicant is requested to provide an updated layout and supporting information indicating proposed improvements within the Francis Street and Percy Street reserves to provide a shared pathway footpath connection along the site frontage, between the terminating point of Francis Street and the existing footpath along Percy Street.

Reason

To demonstrate compliance with the Transport impact, access and parking code and the Works code of the Townsville City Plan, and their associated Policy guidelines.

Advice

Due to the level changes and/or the necessary crossing of an existing open drain, supporting concept details of the footpath alignment/design should be supplied by a qualified RPEQ.

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 Estelle Trueman on telephone 07 47278303, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development