



Date >> 11 January 2024

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 11 January 2024 please be advised that, upon review of the below mentioned development application, and in accordance with section 12.5 of the Development Assessment Rules, the application is not considered to align with the strategic intent of the Townsville City Plan. Specifically, Council wishes to advise the proposed built form associated with the extension to the medical centre is not in keeping with the overall residential character expected for the area.

Notwithstanding the above, if it is your intent to have Council continue its assessment of the development application, then amended plans are required to undertake a comprehensive assessment. In accordance with section 12 of the Development Assessment Rules under the *Planning Act 2016* the following information is requested.

Application Details

Application no:	MCU18/0108.04
Assessment no:	0427060
Proposal:	Request for Change (Other) associated with M14/0038
Street address:	23 Bundock Street BELGIAN GARDENS QLD 4810
Real property description:	Lot 1 SP 333143
Applicant's reference:	DA035-23

The information requested is set out below >>

Request Item 1 - Amended Plans

The applicant is requested to provide amended plans which represent a more outward facing residential style development for proposed Stage 1B.

Reason

To demonstrate compliance with Performance Outcome PO10 and PO18 of the Low density residential zone of the Townsville City Plan.

Advice

The applicant is advised that for any expansion of the commercial use into the first level floor space, it is imperative the built form gives the appearance of residential units. It is considered that the proposed changes to level 1 do not constitute a residential appearance if not incorporated with Stage 2. As such, amended plans are required that strengthens the appearance of the building to represent a more residential style, or alternatively, construct the proposed Stage 1B and Stage 2 components together which will secure the appearance of the residential elements.

End of Information Request >>

Further Request

The applicant is requested to provide acceptance to the proposed change to conditions 2 and 16, as shown below, to reflect the provisions of the Transport impact, access and parking code of the Townsville City Plan.

2. Limitation of Employees

The Medical Centre is to operate with a maximum of three ~~(3)~~ **eight (8)** medical practitioners and four ~~(4)~~ **six (6)** support staff at any one time, unless otherwise approved by council.

16. Car Parking

- e) The developer must provide a minimum of ~~24~~ **38** car spaces (including 2 disabled parking spaces) and 1 space for ambulance vehicle pickup and set down for the Medical Centre in accordance with Australian/New Zealand Standard AS/NZ2890. The ambulance space is to be a dedicated ambulance bay and must be made available at all times for such.
- f) The developer must provide a minimum of ~~30~~ **16** car spaces (including the car wash bay) on site for the Multiple Dwelling of which a minimum of ~~10~~ **2** spaces are required to be dedicated for visitor parking and must be made available at all times for such.
- g) ~~In this instance, one (1) dedicated car washing bay within a visitor car park is to be provided on site prior to the commencement of the use. Details must be submitted to and approved by Council prior to the issue of a Development Permit for Building Works. The bay is to be designed and constructed in accordance with the following:~~
 - ~~* imperviously paved;~~
 - ~~* provided with a hose cock;~~
 - ~~* graded to a central drain incorporating a silt trap;~~
 - ~~* fitted with a diversion valve which allows contaminated runoff to pass to a sewer or as approved by Council in writing.~~

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, please do not hesitate to contact Melanie Percival on telephone 07 4727 9479, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Tanya', is written over a light grey circular background.

For Assessment Manager
Planning and Development