

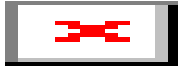
### This Message Is From an External Sender

This message came from outside Townsville City Council. Please think carefully before clicking links or responding if you weren't expecting this email.

**From:** "BNC Planning" <enquire@bncplanning.com.au>  
**Sent:** Tue, 15 Apr 2025 20:40:26 +1000  
**To:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Cc:** "Lachlan Pether" <lachlan.pether@townsville.qld.gov.au>  
**Subject:** MCU25/0002 - 86 Bowen Road, Rosslea  
**Attachments:** DAS s13 Information Request Response.pdf, 134-24\_SITE-PLAN\_S01-01\_B.pdf, BNCA037-C01-A.pdf

Please find attached correspondence relating to the above referenced development application.

Kind regards,



Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810  
PO BOX 5493 TOWNSVILLE QLD 4810 T. (07) 4724 1763 E. [enquire@bncplanning.com.au](mailto:enquire@bncplanning.com.au)

©2025 This email is intended for the identified addressee only. The contents of this email may be confidential and subject to copyright. Unauthorised access, disclosure, use, forwarding or copying is strictly prohibited and may be unlawful. If you have received this email in error, please notify the sender by return email immediately and then delete it.

BNC Ref. DA134-24  
TCC Ref. MCU25/0002

**Date >> 15 April 2025**

ASSESSMENT MANAGER  
TOWNSVILLE CITY COUNCIL  
PO BOX 1268  
TOWNSVILLE QLD 4810

**RE: APPLICANT RESPONSE TO ASSESSMENT MANAGER INFORMATION REQUEST  
MATERIAL CHANGE OF USE DEVELOPMENT APPLICATION – OFFICE  
86 BOWEN ROAD, ROSSLEA QLD 4812**

*BNC Planning* acting on behalf of the applicant submits this combined response to the *information requests* issued by the Townsville City Council as assessment manager in accordance with the Development Assessment Rules. The assessment manager information request is dated 7 March 2025. The requests are associated with a material change of use (Office) development application over the above referenced premises.

The applicant has responded by providing all of the information requested or has provided a suitable alternative outcome. A detailed response to each item from the notice is provided below.

**ASSESSMENT MANAGER – TOWNSVILLE CITY COUNCIL – INFORMATION REQUEST**

**Request Item 1 – Landscape Plan**

*The applicant is requested to provide a Landscape Plan, which must include the following details:*

- a) One street tree to the Bowen Road frontage, and four street trees to the Inglis Smith Street Frontage. The preferred species for the Bowen Road frontage is *Phyllanthus cuscutiflorus*. The preferred species for Inglis Smith Street is *Syzygium hemilamprum*.*
- b) Shade trees to be provided for the existing on-site carparking area in accordance with the Landscape code and Works code requirements.*
- c) Amenity garden to be provided to the Bowen Road frontage, including the corner facing frontage of the site.*

**Applicant's response**

The applicant provides the attached updated Site Plan which now includes new landscaping details. It is requested that the species of the car park shade trees be formalized through a condition of approval.

With regard to planting along Bowen Road, the applicant is proposing to provide 3 x *Phyllanthus cuscutiflorus* trees (2 as street trees and a third within the site) in lieu of full garden beds. The introduction of strategically placed street trees retains clear sightlines into the site to maximize passive surveillance. The introduction of garden beds along the frontage would create pockets between the beds and the building that can be used as hiding places for flagrant behaviour or loitering. It is known that such behaviour is common this particular location.

**Request Item 2 – Carpark**

*The applicant is requested to provide details of the following:*

- a) A plan showing the formalised layout of the carpark. The plan must include but not be limited to line marking, wheel stops, PWD space and dimensions as required.*
- b) A plan showing standard vehicle B99 sweep paths demonstrating access to all parking spaces, while achieving entry and exit to the carpark in a forward gear.*

**Applicant's response**

The applicant provides the attached Carpark Layout Plan and Vehicle Turnpath. This includes line marking, wheel stops, PWD space and dimensions, as well as standard vehicle B99 sweep paths.

The new carparking layout provides a total of five (5) parking spaces, including one (1) PWD space. While this is slightly under the benchmarked car parking spaces required for the proposed use, it is anticipated that the carparking provided will meet the demand likely to be generated by the development while avoiding adverse on street parking. As the existing plans of the site do not have designated use areas, the true gross floor area of the site would be less than the current 157m<sup>2</sup> provided in the development application, as rooms would become dedicated to areas not contributing to gross floor, such as the main public lobby area, with the deduction contributing to a significant reduction in gross floor area. Considering this, the number of parking spaces required under the planning scheme would be fewer.

**Summary**

I trust the additional common material included in this response provides sufficient information to allow the assessment of the development application to proceed. Should there be any issues, or should additional information be required, please contact me.

Kind regards,

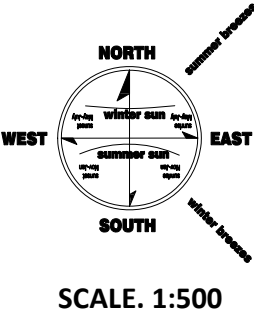
**Sai Santoso-Miller**  
Planner

Att.





BNC PLANNING PTY LTD  
Office 7 / Ground Floor / 41 Denham Street  
TOWNSVILLE CITY QLD 4810  
PO BOX 5493 TOWNSVILLE QLD 4810  
(07) 4724 1763 or 0438 789 612 - [enquire@bncplanning.com.au](mailto:enquire@bncplanning.com.au)



**Property Details**  
**Site Address:** 86 Bowen Road  
ROSSLEA QLD 48102  
Lots 76 & 77 on T118105  
**Real Property Description:** Freehold  
**Tenure:** 1,012m2  
**Site Area:** Bowen Road & Inglis Smith Street  
**Road Frontage:** Low density residential zone  
**Planning Scheme Zoning:** NA  
**Precincts:** NA  
**DFE (Q100) Flooding:** Site is subject to 1%AEP inundation

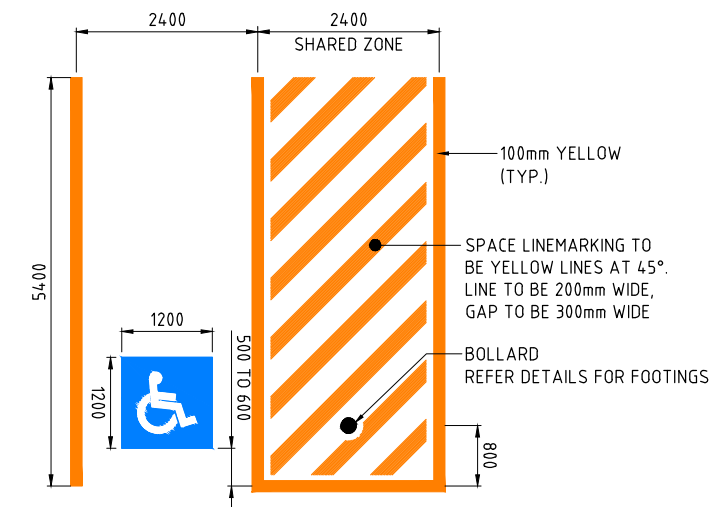
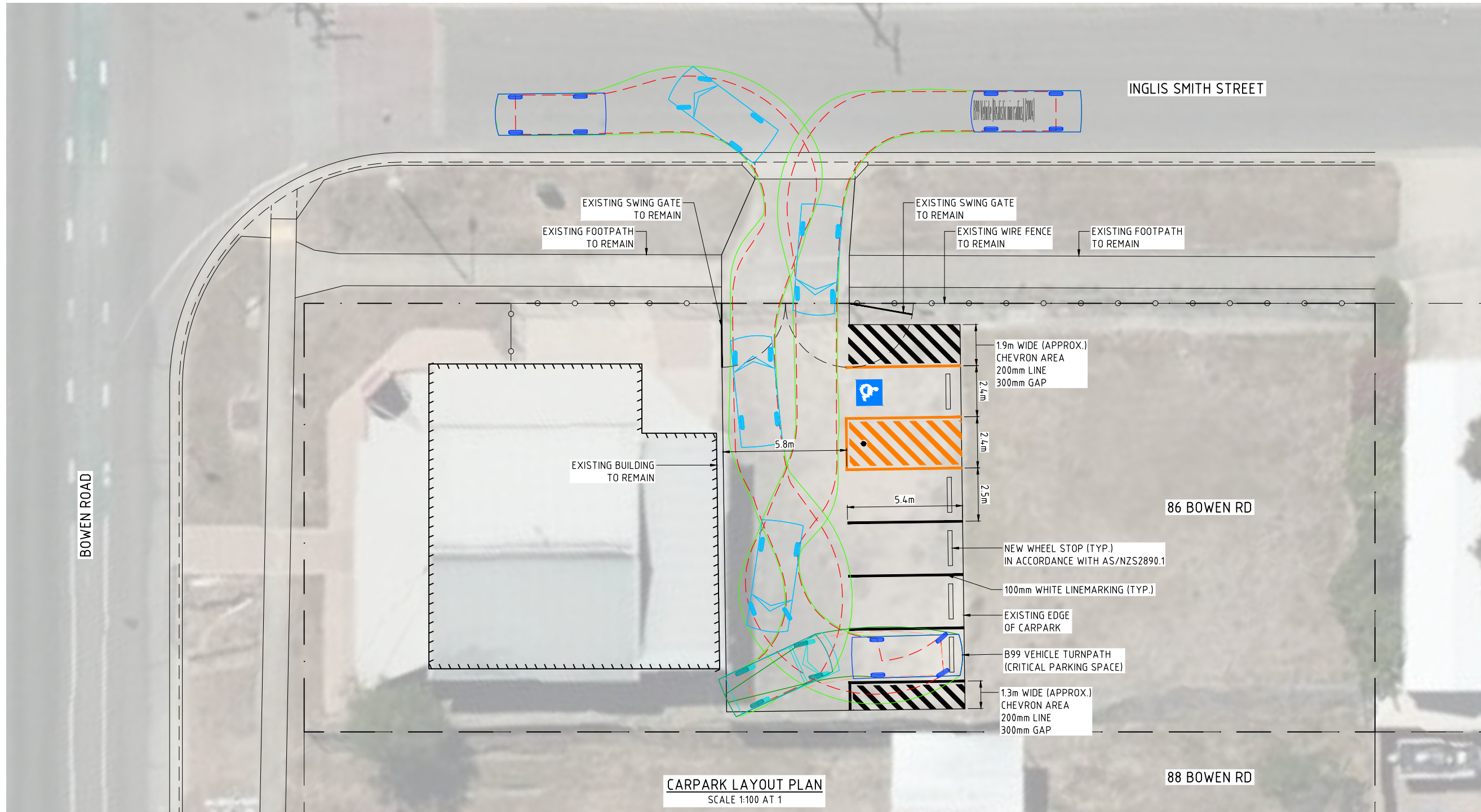
- Notes**
- Plan and detail is not for construction purposes
  - All site dimensions to be confirmed by detailed survey
  - No new road reserves
  - No existing or proposed public open space
  - No new retaining walls or retaining structures
  - No land to be dedicated for community purposes
  - No building envelopes proposed
  - Any existing and/or new easements as shown
  - The site is subject to 1%AEP DFE flooding

**Data Source**

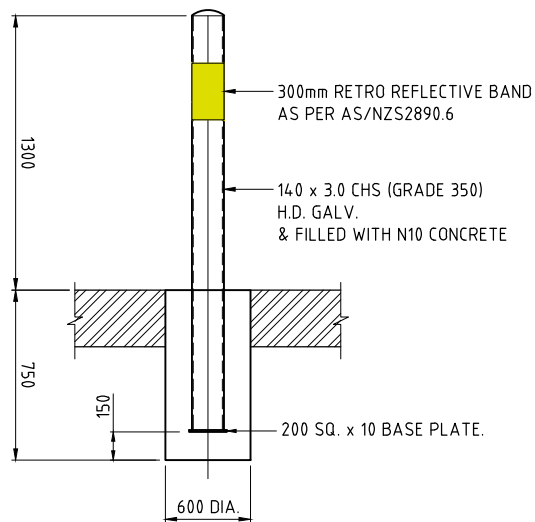
- DCDB as taken from unconfirmed survey source
- Queensland Globe
- TownsvilleMAPPS

SITE PLAN			
AMT	DESCRIPTION	BY	DATE
A	DA ISSUE	BNC	January 2025
B	DA ISSUE	BNC	April 2025
		Scale:	As shown
		Job No:	DA134-24
		Approved:	BNC
DRAWING STATUS:		BNC Ref No:	Drawing No:
DA Issue		134-24	S01-01
		Rev.:	B

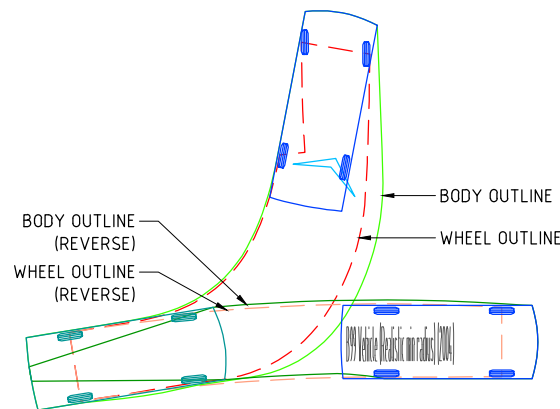




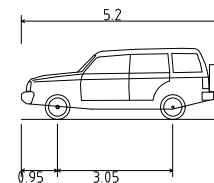
**TYPICAL DISABLED PARKING DETAIL**  
SCALE 1:50 AT A1



**DISABLED BOLLARD DETAIL**  
SCALE 1:20 AT A1

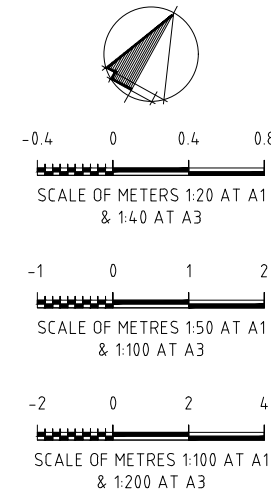


**VEHICLE TURNPATH LEGEND**  
B99 PASSENGER  
SCALE 1:100



B99 Vehicle (Realistic min radius) (2004)  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Curb to Curb Turning Radius

5.200m  
1.940m  
1.878m  
0.272m  
1.840m  
4.00s  
6.250m



REVISION	APP'D	DATE
A	FOR INFORMATION	DEJ 09/04/24

## INFORMATION



© COPYRIGHT  
THIS DOCUMENT IS AND SHALL REMAIN THE  
PROPERTY OF LCJ ENGINEERS PTY LTD. THE  
DOCUMENT MAY ONLY BE USED FOR THE PURPOSE  
FOR WHICH IT WAS COMMISSIONED AND IN  
ACCORDANCE WITH THE TERMS OF ENGAGEMENT  
FOR THE COMMISSION. UNAUTHORISED USE OF THIS  
DOCUMENT IN ANY WAY IS PROHIBITED.



LCJ Engineers Pty Ltd  
ABN 54 131 516 446  
601 Flinders Street, Townsville QLD 4810  
PO Box 1498, Aitkenvale QLD 4814  
Tel: (07) 4721 5800  
townsville@lcjengineers.com.au  
www.lcjengineers.com.au

DRAWN	AC	DESIGNED	AC
APPROVED	D. JOHNSTONE	DATE	09/04/24
RPEQ:			

CLIENT  
SAWTECH  
C/ BNC PLANNING  
PROJECT  
PROPOSED NEW OFFICE

86 BOWEN ROAD  
ROSSLEA

DRAWING  
CARPARK LAYOUT PLAN  
AND VEHICLE TURNPATH

NUMBER	SHEET NO.	REVISION
BNCA037	C01	A