

From: "Isis Cooper" <Isis@northpointplanning.com.au>
Sent: Tue, 25 Nov 2025 16:41:50 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Lachlan Pether" <lachlan.pether@townsville.qld.gov.au>; "Meredith Hutton" <meredith@northpointplanning.com.au>; "Mary McCarthy" <Mary@northpointplanning.com.au>; "Cassie James" <Cassie.James@townsville.qld.gov.au>
Subject: NP25.163 | MCU25/0064 - Information Request Response - 172 Bayswater Road, Currajong
Attachments: ONP25.163 - Information Request Response.pdf

Good afternoon,

Please find the attached correspondence as the applicant's full response to the Information Request issued by Council on 28 October 2025 in relation to the above-mentioned application.

Please do not hesitate to contact our office if you require any further information.

Kind Regards,

Isis Cooper
Student Planner



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Townsville Q 4810

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Our Reference: NP25.163
TCC Reference: MCU25/0064
MM.MH.IC

25 November 2025

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via: developmentassessment@townsville.qld.gov.au
cassie.james@townsville.qld.gov.au

Attention: Cassie James - Planning and Development

Dear Cassie,

Response to Information Request Development Application for Material Change of Use – Multiple Dwelling (3 Units) 172 Bayswater Road, Currajong and formally identified as Lot 233 on RP711591

Northpoint Planning act on behalf of the applicant with respect to the abovementioned development application and refer to the Information Request issued by the Townsville City Council (Council) on 28 October 2025 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

In response to Council's Information Request, development plans have been amended to incorporate necessary changes (refer **Attachment 2**). In particular, the change primarily relates to the provision of additional landscaping details and access sight lines. It is requested that the amended plans are taken to supersede the previously submitted development plans.

Response to Information Request

The Information Request provided for three (3) request items. In response to these items, please refer to Table 1 below.

Table 1 – Response to Information Request

Request Item 1 – Conflict with Low density residential zone code

Request Item 1 requires the applicant to provide further justification on how the proposed development meets the relevant assessment provisions of the Low density residential zone code. In particular:

- *The waste bin location for Units 2 and 3 is not considered to meet PO10;*
- *The proposal is located on a site which has a total area less than 1,000m², as per AO21(b), and may represent an overdevelopment of the site;*
- *Proposed rear setback for Unit 2 does not comply with AO23.4;*



- *Proposed side setback for the garage being built to boundary does not comply with AO23.3(a) and may detrimentally impact the neighbouring development; and*
- *Private open space provided for Units 2 and 3 do not meet the minimum area and dimension requirements as per AO29.1.*

Response

In response to this request item, it is noted:

- The proposed waste bins for proposed Units 2 and 3 are appropriately located to the rear of Unit 1 and are not visible from the street or adjoining neighbours.
- The proposed development complies with PO21 of the Low density residential zone code. Specifically noting the proposal is for a low-scale multiple dwelling, provisioning three single storey dwellings, included within two buildings, presenting not too dissimilar to that of a dual occupancy and including a total site coverage of only 42.40%. The layout maintains landscaping, private open space areas and facilitates vehicle access and parking. The density and design are consistent with the existing character and scale of surrounding development and support housing diversity without compromising residential amenity or infrastructure capacity.
- The proposed development is consistent with PO23. Specifically:
 - The proposed development presents attractively and consistently from the streetscape through layout, landscaping, fencing and overall built form.
 - The proposed development provisions a 1.6m setback to the rear boundary which includes proposed landscaping as demonstrated on the amended development plans.
 - The reduced rear setback does not result in adverse overshadowing, overlooking or loss of privacy.
 - The proposal maintains an appropriate level of light, air circulation, privacy, and amenity of existing built form, noting the development represents less than 50% of site coverage.
 - The dwelling to the rear, located at 78 Howlett Street, is suitably buffered by the existing carport and shed located on its site, screening the proposed private open space area of Unit 2 (refer **Attachment 3**) and maintaining the privacy of adjoining residents.
 - The proposed carport comprises a length to any boundary not exceeding 6.1m and complies with relevant provisions of the *Queensland Development Code*, were the proposed development subject to assessment against this instrument.
 - The proposed carport, located to the rear of the site, adjoins the existing unit development located at 170 Bayswater Road and does not provision habitable floor space to this area so as not to cause impact to the adjoining neighbours. It is noted the proposed carport comprises open construction, with no enclosed sides or solid door.
 - Diagonally northwest at 74 Howlett Street is a large shed, with setbacks located close to the boundary. It is considered that the proposed location of the carport is in keeping with the existing layout of adjoining properties.
- The calculation of private open space is conservative, noting the quoted areas of 28.91m² and 26.28m² for Units 2 and 3 respectively include the turfed area and patio only, and do not include garden beds or pebbled area to the side boundary. With the inclusion of these, the total private open space exceeds the nominated 35m² provision.



- Each private open space area directly adjoins internal living areas, has a minimum dimension of 3.5m and is clearly defined, useable and private. These spaces are supported by additional landscape planting, contributing to residential amenity and outdoor living opportunities. The calculated shortfall is minor and does not compromise the function of the spaces. The proposal is consistent with intent of the zone by providing each unit with high-amenity, accessible outdoor areas suited to the scale of the development.

Request Item 2 – Landscaping

This request item seeks additional detail on the landscaping elements proposed as part of the development, specifically:

- *Identification of small shade tree species to be located inside the front boundary to service Unit 1 and one tree between Units 2 and 3. Suggested tree species is Phyllanthus Cuscutiflorus.*
- *Identification of a street tree located between each driveway (minimum 2.5m from either driveway). The preferred species is Callistemon Viminalis Prolific.*
- *Identify a minimum of 3 plant species to be used within the garden areas nominated on the proposal plans.*

Response

In response to this request item, the proposed development plans have been amended to address the requested landscaping items, including:

- Provision of 1 x small shade tree (*Phyllanthus Cuscutiflorus*) within the front boundary to service proposed Unit 1.
- Provision of 1 x small shade tree (*Phyllanthus Cuscutiflorus*) between proposed Units 1 and 3, located within the private open space of Unit 3. It is noted that no soft landscaping opportunity exists between proposed Units 2 and 3, however landscaping is otherwise incorporated across the site, including turf and garden beds within the private open space areas for each dwelling unit.
- Provision of 1 x street tree (*Callistemon Viminalis Prolific*), allocated between each driveway, maintaining a minimum setback of 2.5m from the adjacent driveway in accordance with Council's requirements.
- A planting schedule, identifying 4 suitable species for internal garden areas, including:
 - *Syzygium species* (Lilly Pilly)
 - *Viburnum odoratissimum* (Sweet Viburnum)
 - *Austromyrtus dulcis* (Midgenberry)
 - *Dianela caerulea* (Little Jess)

The proposed landscaping updates support a high standard of residential amenity across the site.

Request Item 3 – Access and Parking

This request item requires the applicant to address the following items:

- Confirm width of internal driveway, noting discrepancies between the planning report and development plans.
- Include a 2m truncation of the new fence providing an unobstructed pedestrian safety sight line.
- Demonstrate a 1m minimum offset from the existing power pole to the new driveway.



Response

In response to this request item, it is confirmed that the width of the eastern driveway is 3m. To clarify, the width between the eastern façade of the existing dwelling and the eastern property boundary is 4.2m.

Further, the development plans have been amended to include a 2m x 2m sight triangle on the western side of the eastern driveway, provisioning unobstructed pedestrian safety sight lines.

Finally, it is noted that the eastern driveway is existing and is suitably located from the existing power pole to the east, refer **Attachment 3**.

Proceeding

We trust the above and attached information is sufficient for Council to continue its assessment of the application. We welcome the opportunity to discuss the application with Council further, should any additional clarification or information be required.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

Mary McCarthy

SENIOR PLANNER
Northpoint Planning

Attachment 1: Information Request
Attachment 2: Amended development plans
Attachment 3: Site photos



Attachment 1



Date 28 October 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Hussar Investments
C/- Northpoint Planning
PO Box 4
TOWNSVILLE QLD 4810

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

Email hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 28/10/2025 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:	MCU25/0064
Assessment no:	2327044
Proposal:	Multiple dwelling - (3 units)
Street address:	172 Bayswater Road CURRAJONG QLD 4812
Real property description:	Lot 233 RP 711591
Applicant's reference:	NP25.163

The information requested is set out below

Request Item 1 - Conflict with Low density residential zone code

The applicant is requested to provide further justification on how the proposed development meets the relevant assessment provisions of the Low density residential zone code. In particular:

- The waste bin location for Units 2 and 3 is not considered to meet PO10;
- The proposal is located on a site which has a total land area less than 1,000m², as per AO21(b), and may represent an overdevelopment of the site;
- Proposed rear setback for Unit 2 does not comply with AO23.4;
- Proposed side setback for the garage being built to boundary does not comply with AO23.3 (a) and may detrimentally impact the neighbouring development ;and
- Private open space provided for Units 2 and 3 do not meet the minimum area and dimension requirements as per AO29.1;

Reason

To demonstrate compliance with the Low density residential zone code of the Townsville City Plan.

Request Item 2 - Landscaping

The applicant is requested to provide further information/ details on the landscaping elements included as part of the proposal. In particular:

- Identification of small shade tree species to be located inside the front boundary to service Unit 1 and one tree between Units 2 and 3. Suggested tree species is *Phyllanthus Cuscutiflorus*.
- Identification of a street tree located between each driveway (minimum 2.5m from either driveway). The preferred species is *Callistemon Viminalis Prolific*.
- Identify a minimum of 3 plant species to be used within the garden areas nominated on the proposal plans.

Reason

To achieve the desired streetscape amenity and shading in accordance with the Landscape code of the Townsville City Plan.

Advice

The provision of the abovementioned details is requested to be provided for assessment as part of this application to avoid the need for any future compliance application requirements.

Request Item 3 - Access and Parking

The applicant is requested to address the following items:

- The Planning Report states that a 4.2m wide internal driveway traverses the full extent of the eastern property boundary. This does not match Plan 25-226-Sheet 4
- Site Plan 25-226-Sheet 4 must include a 2.0m truncation of the new fence providing an unobstructed pedestrian safety sight line.
- Site Plan 25-226-Sheet 4 must demonstrate a 1.0m minimum offset from the existing power pole to the new driveway.

Reason

- *The Site Plan indicates a 3.0m wide driveway*
- *The Site Plan is required to show the pedestrian safety sight triangles to ensure unobstructed sight lines and to demonstrate compliance with Performance Outcome PO14 of the Transport impact, access and parking code, of the Townsville City Plan.*
- *In accordance with Townsville City Council Drawing SD-030/I - Driveway Access Urban Residential Properties, the minimum driveway clearance to power poles is 1.0m.*

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 Lachlan Pether on telephone 07 4417 5847, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development



Attachment 2



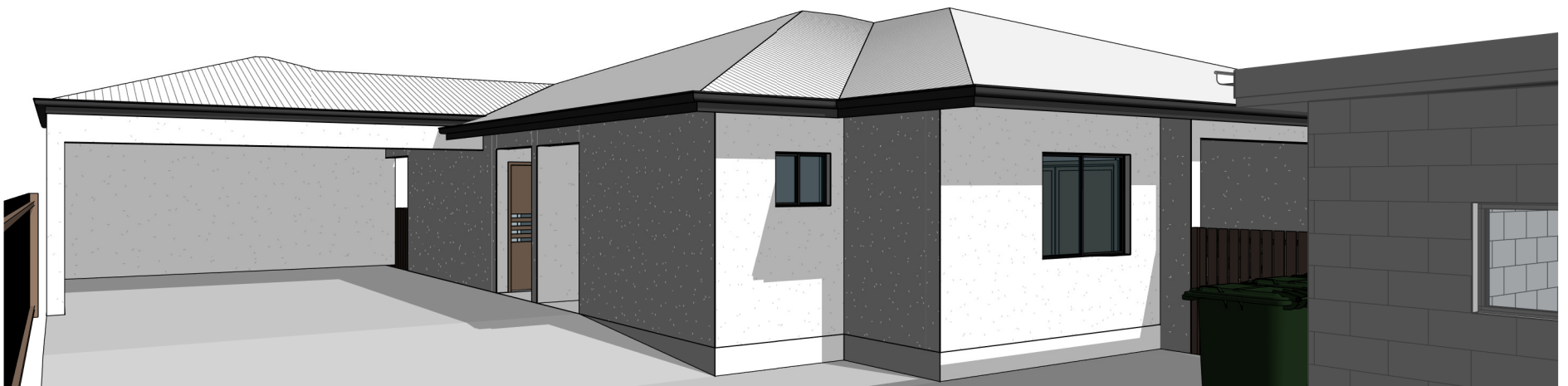
DUPLEX

FOR:

COHEN CONSTRUCTIONS

AT:

**172 BAYSWATER ROAD
CURRAJONG
TOWNSVILLE**



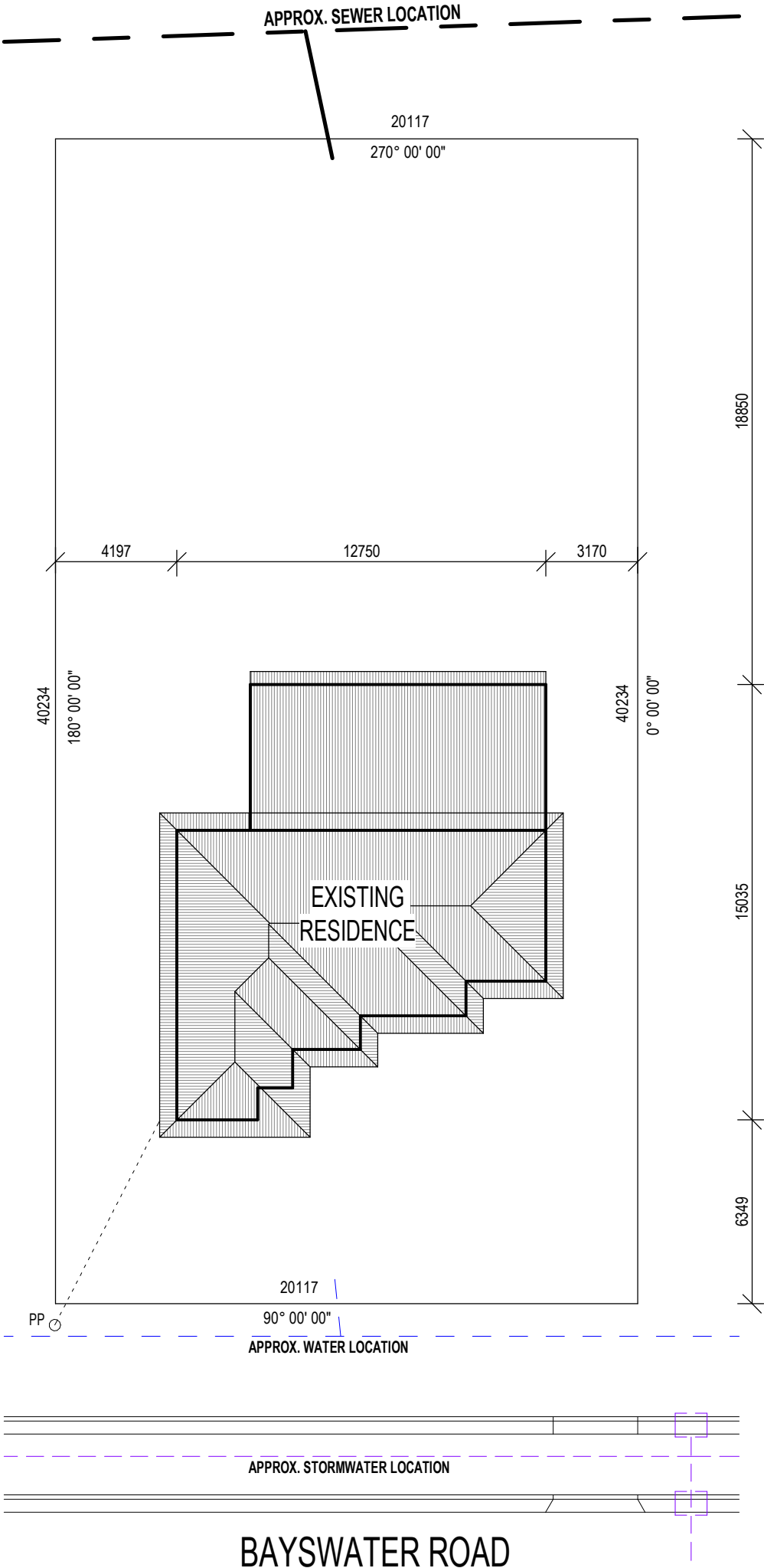
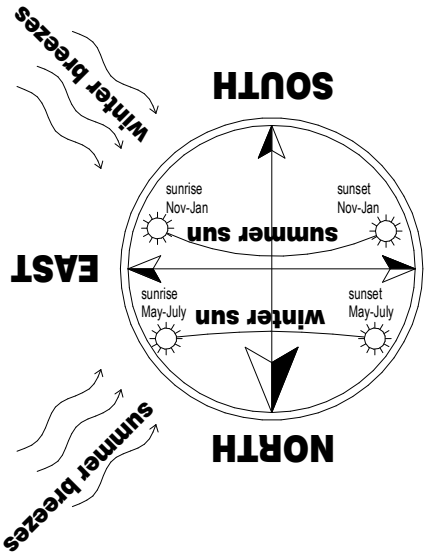
DRAWING SCHEDULE:

0	COVERSHEET
1	EXISTING SITE PLAN
2	EXISTING FLOOR PLAN
3	EXISTING ELEVATIONS
4	PROPOSED SITE PLAN
5	PROPOSED FLOOR PLAN
6	PROPOSED ELEVATIONS

Job No.- 25-226

PRINT DATE:

8/09/2025 8:45:28 AM



ALL EXISTING DIMENSIONS ARE TO BE CONFIRMED
PRIOR TO COMMENCING ANY CONSTRUCTION

PROPERTY DESCRIPTION

LOT 233
SP 711591
AREA 809 m²

EXISTING BUILDING FOOTPRINT
145.53 sqm
PROPOSED BUILDING
FOOTPRINT
233.46 sqm
TOTAL BUILDING FOOTPRINT
342.99 sqm
SITE COVERAGE
42.40%

EXISTING SITE PLAN

1 : 200 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

PRELIMINARY

NOTES:
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL
AUTHORITY BUILDING PERMIT.
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER
SCALED MEASUREMENTS - DO NOT SCALE DRAWING.
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO
THE COMMENCEMENT OF ANY CONSTRUCTION.

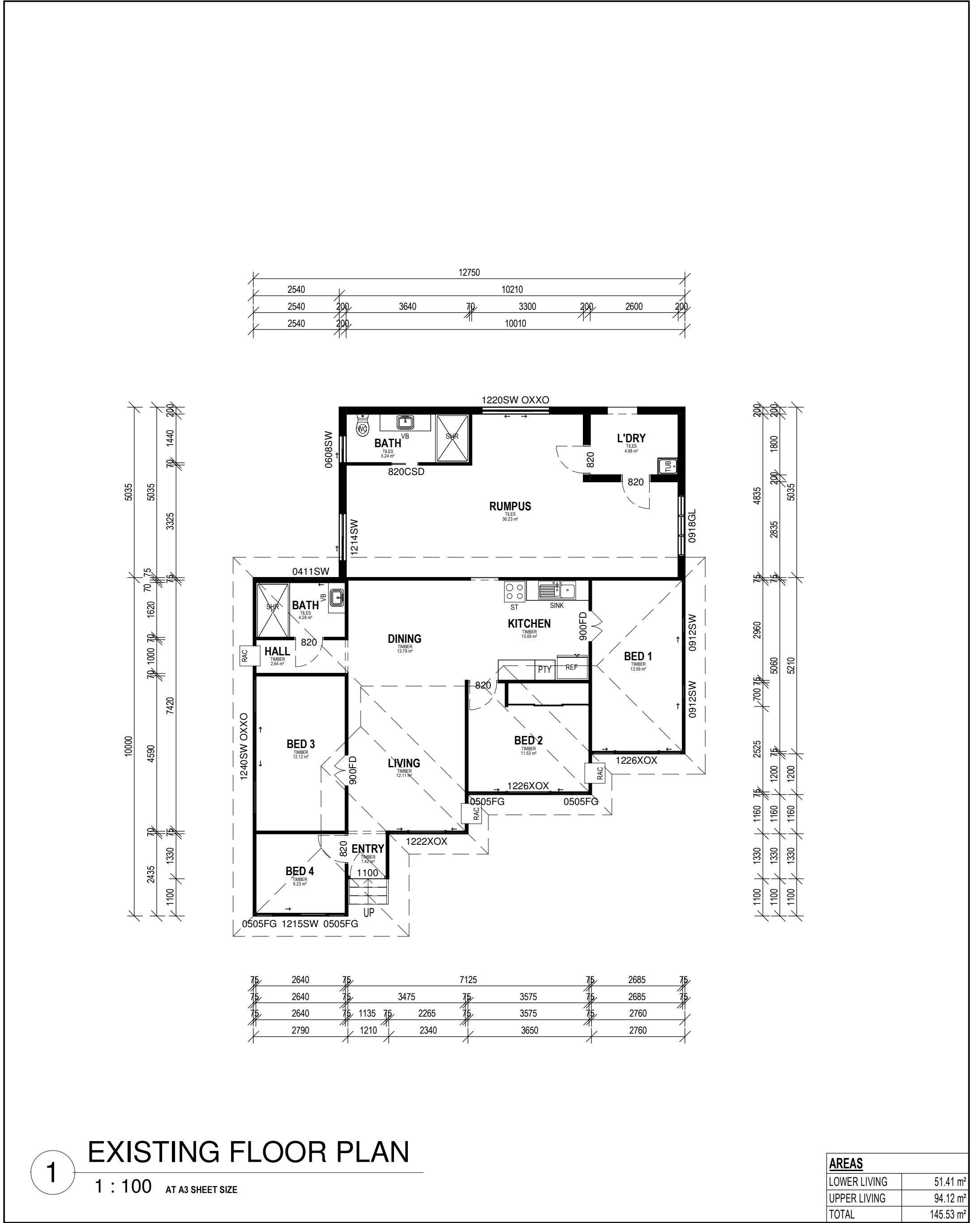
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DESIGNS**
BUILDING DESIGN & DRAFTING
ABN: 112 837 297
Licence No. 1072298
66 Bayswater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4779 4199

PROJECT:
DUPLEX
CLIENT:
COHEN CONSTRUCTIONS

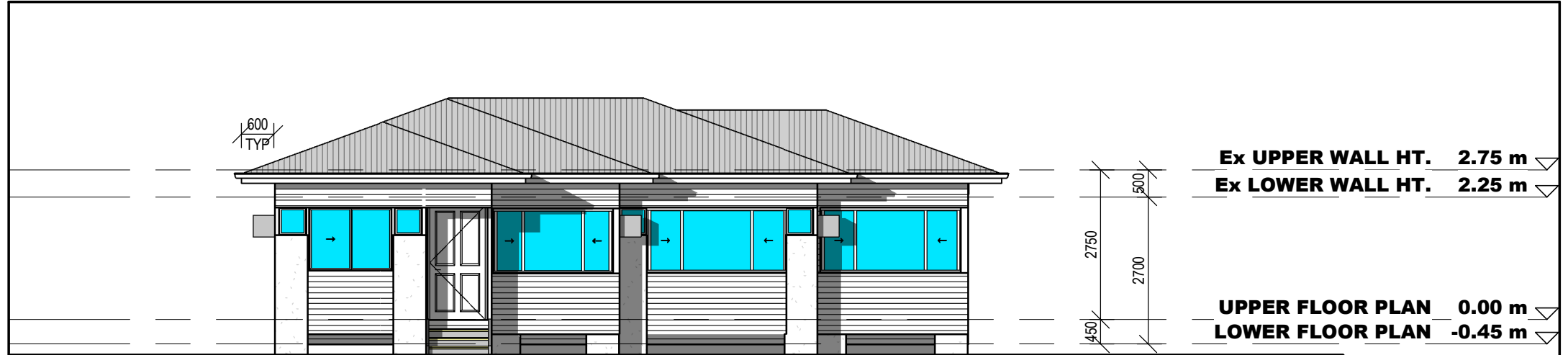
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172 BAYSWATER ROAD
CURRAJONG
TOWNSVILLE

BUILDER:

DATE:	8/09/2025 8:45:28 AM	JOB NO. 25-226
DRAWN:	B.W.	
SCALE:	1 : 200	
SHEET No.	1	CLIENT JOB NO.



PROJECT ISSUE & DESCRIPTION	PRELIMINARY	DESIGNS BUILDING DESIGN & DRAFTING ABN: 112 837 297 Licence No. 1072298 66 Bayswater Road, Hyde Park QLD 4812 PO Box 4257, Vincent QLD 4814 Tel: (07) 4779 4199	PROJECT: DUPLEX	BUILDER:			
			CLIENT: COHEN CONSTRUCTIONS				
	NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.		SITE: 172 BAYSWATER ROAD CURRAJONG TOWNSVILLE	DATE:	26/08/2025 3:04:46 PM	JOB NO. 25-226	
			DRAWN:	B.W.			
				SCALE:	1 : 100		
		SHEET No.	2	CLIENT JOB NO.			



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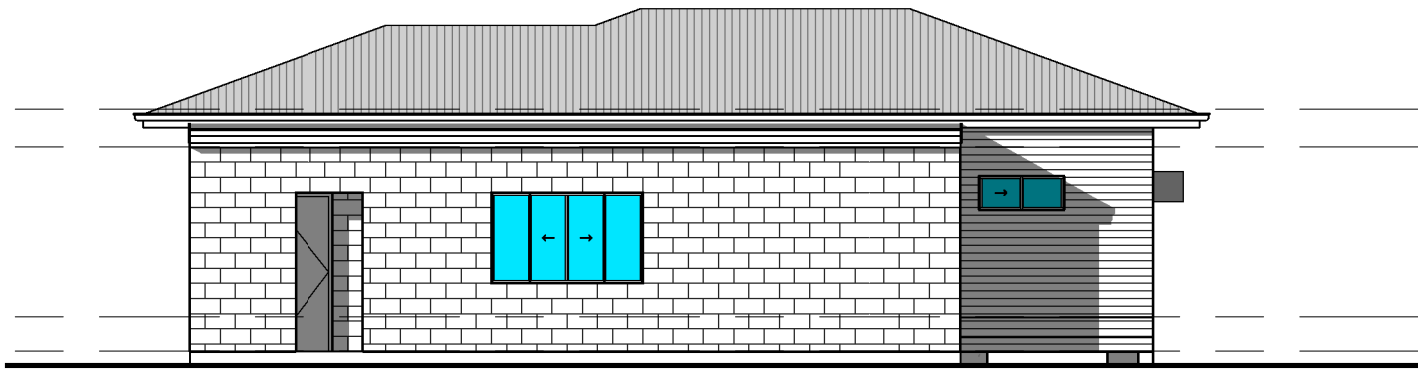
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ELEVATION 2

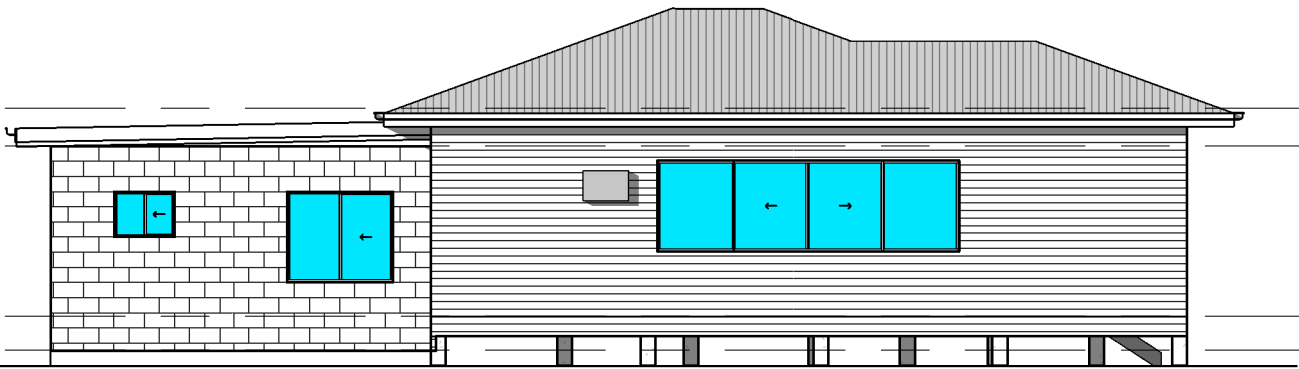
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3

ELEVATION 3

1 : 100 AT A3 SHEET SIZE

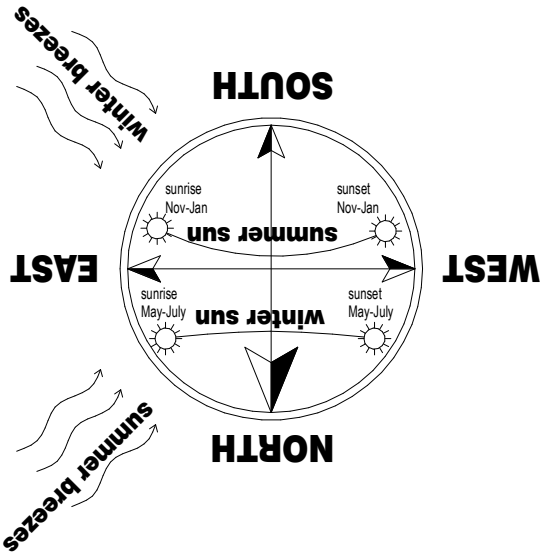


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ELEVATION 4

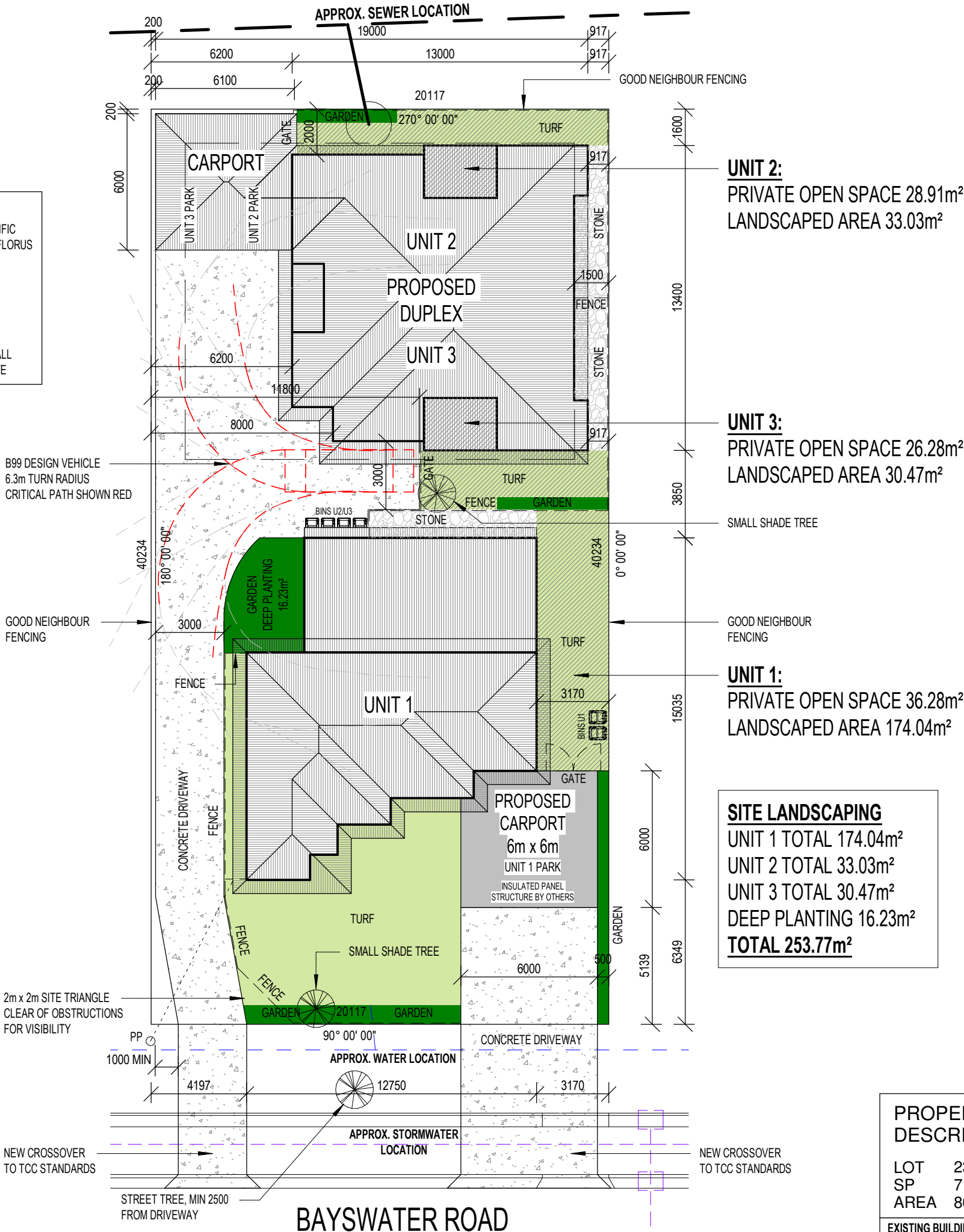
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PROJECT ISSUE & DESCRIPTION	PRELIMINARY NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.	CB DESIGNS BUILDING DESIGN & DRAFTING ABN: 112 837 297 Licence No. 1072298 66 Bayswater Road, Hyde Park QLD 4812 PO Box 4257, Vincent QLD 4814 Tel: (07) 4779 4199	PROJECT: DUPLEX CLIENT: COHEN CONSTRUCTIONS SITE: 172 BAYSWATER ROAD CURRAJONG TOWNSVILLE	BUILDER: DATE: 26/08/2025 3:04:48 PM JOB NO. 25-226 DRAWN: B.W. SCALE: 1 : 100 SHEET No. 3 CLIENT JOB NO.
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LANDSCAPING LEGEND:

- STREET TREE - CALLISTEMON VIMINALIS PROLIFIC
- SMALL SHADE TREE - PHYLLANTHUS CUSCUTIFLORUS
- GARDEN - POSSIBLE PLANT SPECIES INCLUDE:
 - SYZYGIUM SPECIES (LILLY PILLY)
 - VIBURNUM ODORATISSIMUM (DENSE FENCE)
 - AUSTROMYRTUS DULCIS (MIDGENBERRY)
 - DIANELA CAERULA (LITTLE JESS)
- AUTOMATED IRRIGATION TO BE PROVIDED TO ALL SOFT LANDSCAPING, INCLUDING ROAD RESERVE



SITE LANDSCAPING

UNIT 1 TOTAL 174.04m²
UNIT 2 TOTAL 33.03m²
UNIT 3 TOTAL 30.47m²
DEEP PLANTING 16.23m²
TOTAL 253.77m²

PROPERTY DESCRIPTION

LOT 233
SP 711591
AREA 809 m²

EXISTING BUILDING FOOTPRINT 145.53 sqm
PROPOSED BUILDING FOOTPRINT 233.46 sqm
TOTAL BUILDING FOOTPRINT 342.99 sqm
SITE COVERAGE 42.40%

PROPOSED SITE PLAN

1 : 200 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

PRELIMINARY

NOTES:

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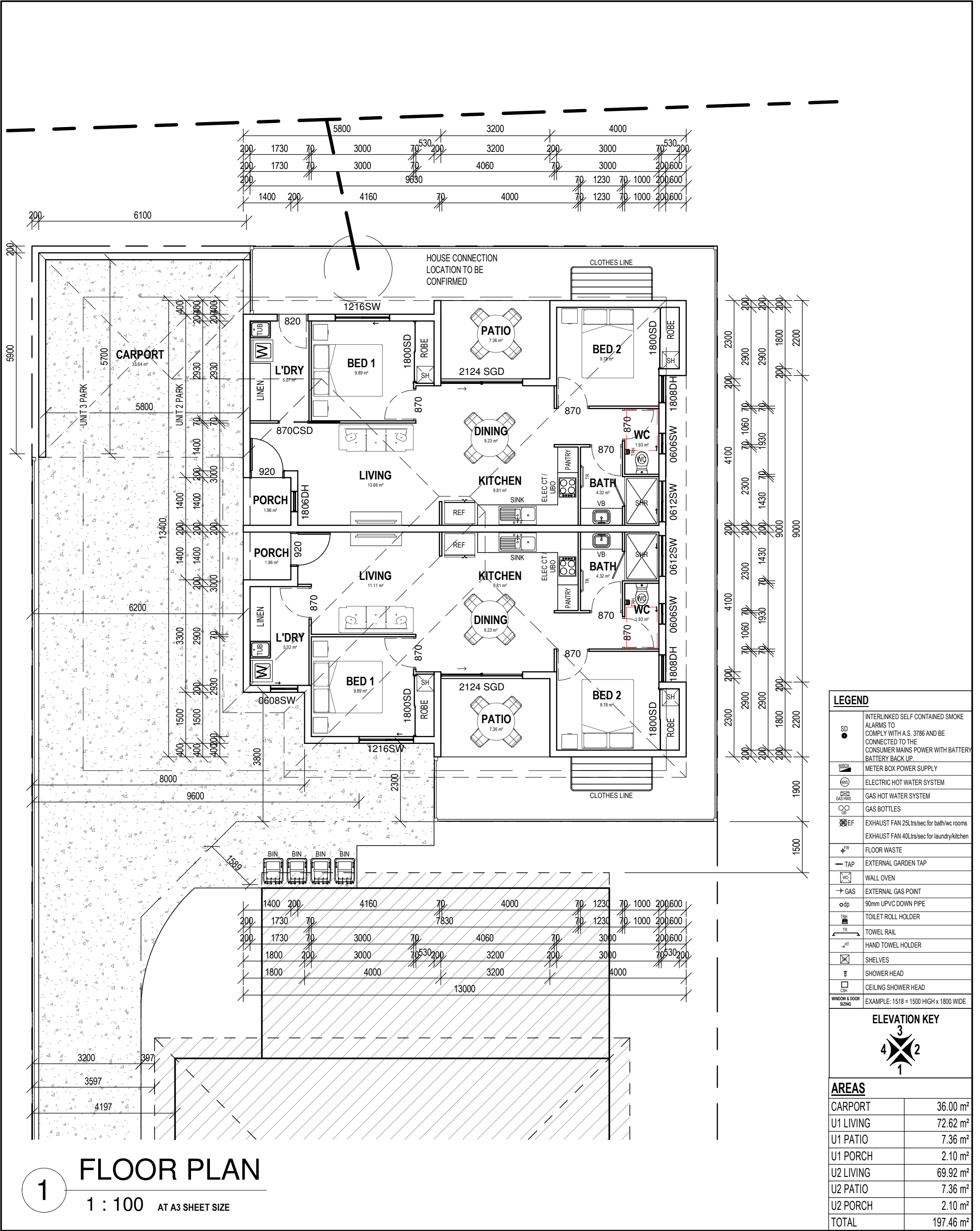
PROJECT: DUPLEX

CLIENT: COHEN CONSTRUCTIONS

SITE: 172 BAYSWATER ROAD
CURRAJONG
TOWNSVILLE

BUILDER:

DATE:	20/11/2025 1:58:54 PM	JOB NO. 25-226
DRAWN:	B.W.	
SCALE:	1 : 200	
SHEET No.	4	CLIENT JOB NO.



1

FLOOR PLAN

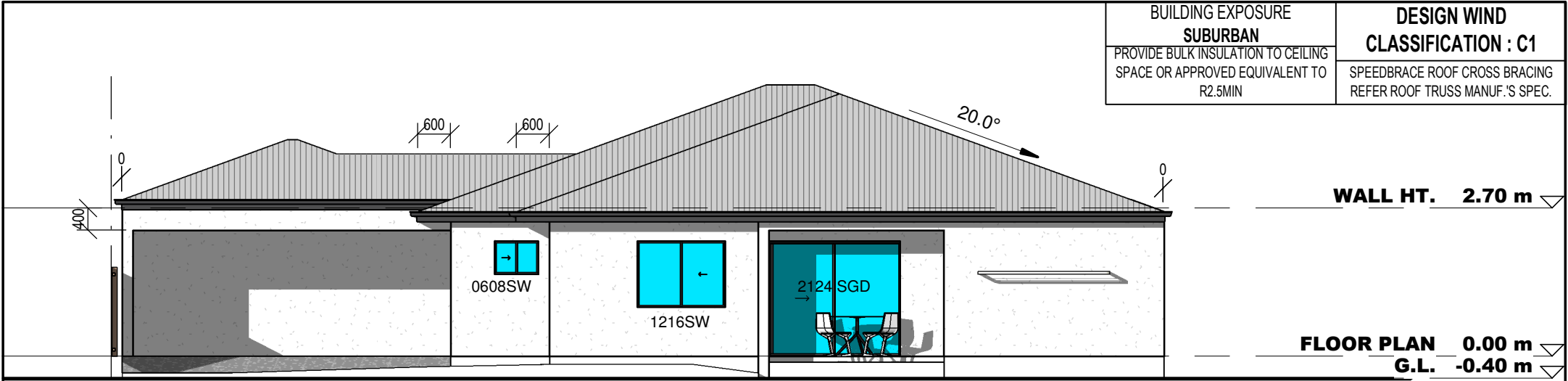
1 : 100 AT A3 SHEET SIZE

LEGEND	
SD	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BATTERY BACK UP.
MBOX	METER BOX POWER SUPPLY
EWS	ELECTRIC HOT WATER SYSTEM
GAS HWS	GAS HOT WATER SYSTEM
GB	GAS BOTTLES
EF	EXHAUST FAN 25Ltrs/sec for bath/lc rooms EXHAUST FAN 40Ltrs/sec for laundry/kitchen
FW	FLOOR WASTE
TAP	EXTERNAL GARDEN TAP
WO	WALL OVEN
GAS	EXTERNAL GAS POINT
dp	90mm UPVC DOWN PIPE
TRH	TOILET ROLL HOLDER
TR	TOWEL RAIL
HT	HAND TOWEL HOLDER
S	SHELVES
SH	SHOWER HEAD
CSH	CEILING SHOWER HEAD
WINDOW & DOOR SIZING	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE

ELEVATION KEY	
3	4
2	1

AREAS	
CARPORT	36.00 m²
U1 LIVING	72.62 m²
U1 PATIO	7.36 m²
U1 PORCH	2.10 m²
U2 LIVING	69.92 m²
U2 PATIO	7.36 m²
U2 PORCH	2.10 m²
TOTAL	197.46 m²

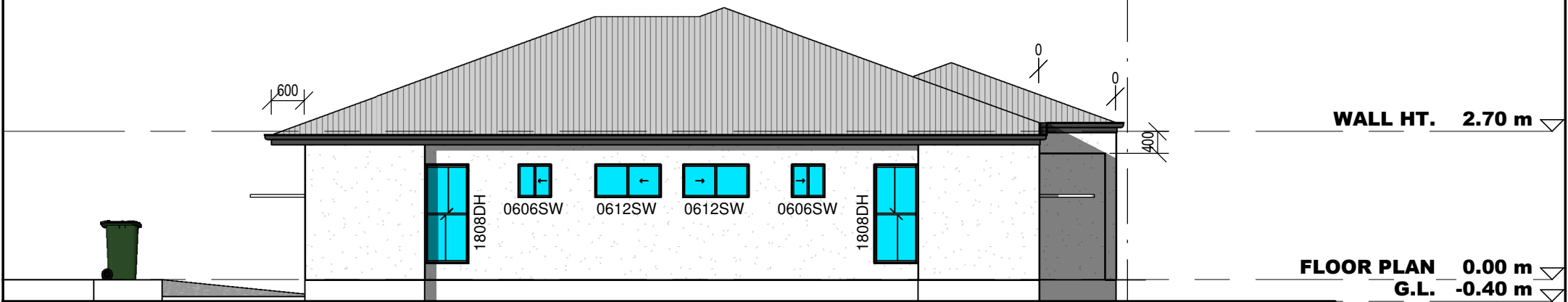
PROJECT ISSUE & DESCRIPTION	PRELIMINARY	NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.	DESIGNS BUILDING DESIGN & DRAFTING ABN: 112 837 297 Licence No. 1072298 66 Bayswater Road, Hyde Park QLD 4812 PO Box 4257, Vincent QLD 4814 Tel: (07) 4779 4199	PROJECT: DUPLEX	BUILDER:		
				CLIENT: COHEN CONSTRUCTIONS			
				SITE: 172 BAYSWATER ROAD CURRAJONG TOWNSVILLE			
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SCALE:	1 : 100						
SHEET No.	5	CLIENT JOB NO.					



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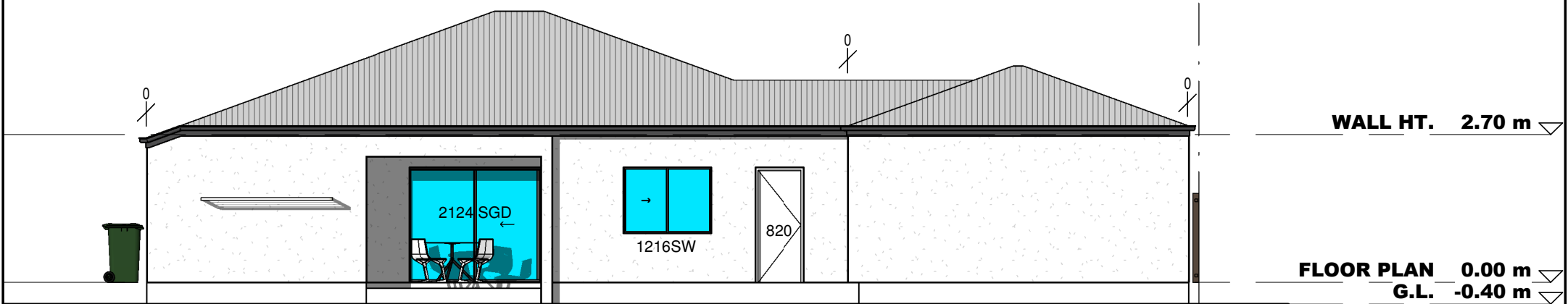
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2

ELEVATION 2

1 : 100 AT A3 SHEET SIZE



3

ELEVATION 3

1 : 100 AT A3 SHEET SIZE



4

ELEVATION 4

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION	PRELIMINARY	NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.	DESIGNS BUILDING DESIGN & DRAFTING ABN: 112 837 297 Licence No. 1072298 66 Bayswater Road, Hyde Park QLD 4812 PO Box 4257, Vincent QLD 4814 Tel: (07) 4779 4199	PROJECT: DUPLEX	BUILDER:				
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				DRAWN:				B.W.	
SCALE:	1 : 100								
SHEET No.		6	CLIENT JOB NO.						



Attachment 3

