



Date 20 May 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 20 May 2025, 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 that further subdivision of rural residential zoned land (particularly where they are under the minimum lot size) beyond what has already been zoned is inconsistent with the intent of the Townsville City Plan.

Notwithstanding the above, if it is your intent to have Council continue its assessment of the development application, then further information is 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.

It is advised that by seeking responses to the request items, Council does not imply a position of support for the development application.

Application Details

Application no:	RAL25/0020
Assessment no:	12108023
Proposal:	Lot Creation - One (1) Lot into Two (2) Lots
Street address:	24 Macquarie Street JENSEN QLD 4818
Real property description:	Lot 22 RP 736026
Applicant's reference:	M2353

The information requested is set out below

Request Item 1 - Strategic framework

The applicant is requested to demonstrate that the proposed development is consistent with the Strategic framework, demonstrating how the proposed lots are capable of providing semi-rural lifestyles consistent with the intended character and amenity of the rural residential locality.

Reason

To demonstrate compliance with the Strategic framework of the Townsville City Plan.

Request Item 2 - Rural residential zone code

The applicant is requested to demonstrate that the proposed development is consistent with the purpose of the Rural residential zone code. The purpose of the Rural residential zone code clearly expresses that lots are of a large size which can accommodate semi-rural lifestyles including subordinate rural activities and/or home-based businesses. Lot sizes are also to be of a sufficient size to ensure the protection of environmental values and water quality objectives.

Reason

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

Request Item 3 - Reconfiguring a lot code

The applicant is requested to demonstrate that the proposed development is consistent with the Reconfiguring a lot code. The applicant is requested to demonstrate that the proposed lot size and design is consistent with the code. Please rationalise how the lots, which are well below the minimum lot size, are consistent with the intended character of the zone.

Reason

To demonstrate compliance with Reconfiguring a Lot Code of the Townsville City Plan.

Advice

It is acknowledged that the application material claims compliance with PO26 and PO27 of the code due to the established Dual occupancy however, while the Dual occupancy approval endorsed the built form, further development of the site by way of subdivision needs to demonstrate the proposed lots (not just the buildings) are consistent with intended character of the zone.

Request Item 4 - On-site wastewater system locations

The applicant is requested to demonstrate that existing on-site wastewater systems for each dwelling (including all necessary components such as tanks, treatment devices, pipes, effluent disposal areas, trenches, etc.) are wholly located within the proposed lot containing that dwelling.

Reason

To demonstrate compliance with the Reconfiguring a Lot and Works codes of the Townsville City Plan.

Advice

A plan prepared by a qualified person should be supplied, showing the locations of the existing wastewater systems on each the proposed new lots. If required to ensure that the systems are wholly within each lot, the system/s and/or the proposed lot boundary must be amended/relocated.

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 Jayne Carter A/Senior Planner on telephone 07 4727 9428, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development