

From: "Damian Dryden" <ncd.dryden@gmail.com>
Sent: Mon, 23 Mar 2026 12:38:09 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Maris-Claire Salazar" <maris-claire.salazar@townsville.qld.gov.au>; "Jeffrey Kerr" <Jeffrey.Kerr@townsville.qld.gov.au>
Subject: Re: MCU22/0026.01 - Letter - Information Request - 1-5 Stagpole Street WEST
END
Attachments: 20260323 MCU22 026 01 Response to Information Request.pdf

Hi,

Please find attached our RFI response. Once again thank you for the pause in the application process and recent follow up. I look forward to your response, and next steps.

Regards,
Damian

On Thu, Jun 19, 2025 at 9:03 AM Development Assessment
<developmentassessment@townsville.qld.gov.au> wrote:

Your Reference: NCD-012-22

Good morning,

Please find attached an electronic copy of the above mentioned.

If you have any questions please don't hesitate to contact the Assessing Officer,
Maris-Claire Salazar on 4727 9412.

If you would like to follow the progress of your application online, please click on
[Launch ePlanning](#) to access.

Kind regards,

Planning & Development

TOWNSVILLE CITY COUNCIL

Discover everything you need to undertake planning and development in Townsville, visit [Planning - Townsville City Council](#)

P 4417 5325 E developmentassessment@townsville.qld.gov.au

143 Walker Street, Townsville QLD 4810 | PO Box 1268, Townsville QLD 4810



OUR VISION - A globally connected community driven by lifestyle and nature *OUR PURPOSE - Grow Townsville*

WINNER QLD TRAINING AWARDS NQ REGION LARGE EMPLOYER OF THE YEAR 2022 & 2023

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



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Our Ref: NCD-012-22

23 March 2026

Chief Executive Officer, Townsville City Council
TOWNSVILLE QLD 4810

Attention: Planning and Development

RE: MCU22 0026.01

Dear Sir/Madam

**RESPONSE TO INFORMATION REQUEST – CHANGE TO DEVELOPMENT PERMIT ROOMING
ACCOMMODATION (Extension – 7 rooms)**

1-5 Stagpole Street, West End, 4810 (LOTS 169 and 170 on EP 2263)

This letter is a response to the information request dated 19 June 2025. In the first instance, I would like to say thank you for guidance, and the option to pause the application, allowing me time to manage other matters.

Please advise if any further information is required at this point in time, and or next steps.

Regards,



Damian Dryden

BEng (Civil), CPEng, MIEAust, NER, IntPE (Aust)

This letter should be read in conjunction with the following documents previously provided and received:

NCD Development Application Letter dated 22 April 2022

Planning Act Form5

DA Form2

Drawing 7138/1 Site Analysis Plan Rev C

Drawing 7138/2 Site Plan Rev C

Drawing 7138/3 Typical Room Layout Rev C

Drawing 7138/4 Floor Plans Rev C

Drawing 7138/5 Elevations Rev C

TCC Confirmation Notice dated 5 June 2025

TCC RFI dated 19 June 2025

RESPONSE TO INFORMATION REQUEST – CHANGE TO DEVELOPMENT PERMIT ROOMING ACCOMMODATION (Extension – 7 rooms)
 1-5 Stagpole Street, West End, 4810 (LOTS 169 and 170 on EP 2263)

Request Item 1

The proposed new buildings will have a visual finish consistent with the adjacent buildings. The existing buildings have a smooth external finish, louvre windows and metal roofs. The new buildings will be painted in similar heritage colours.

There is no visibility of the proposed new buildings from either of the two street frontages. At a maximum height of 3.1m, the new buildings are below the height of the existing buildings that vary from 3.3m to 5.5m. Refer figures 1 to 3 below.

FIGURE 1

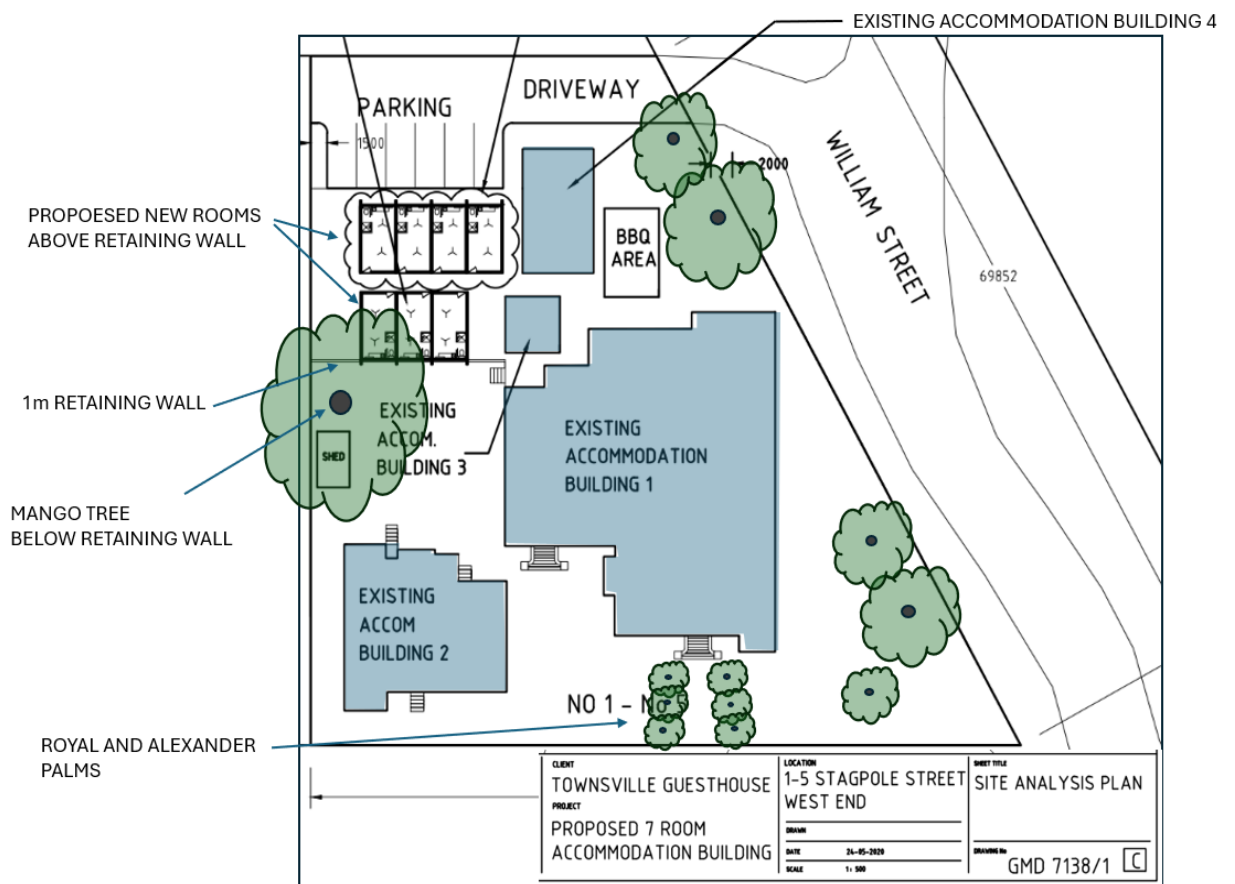
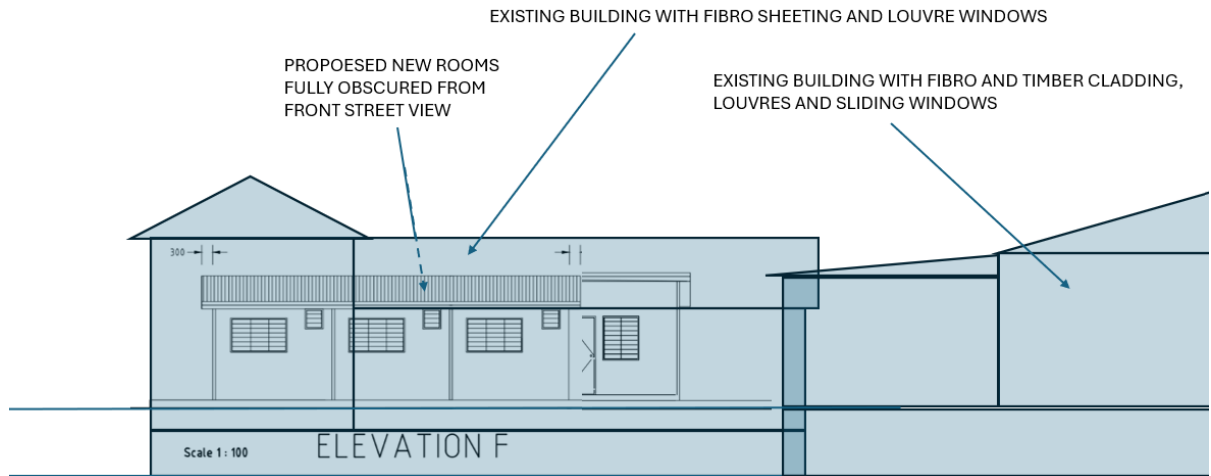


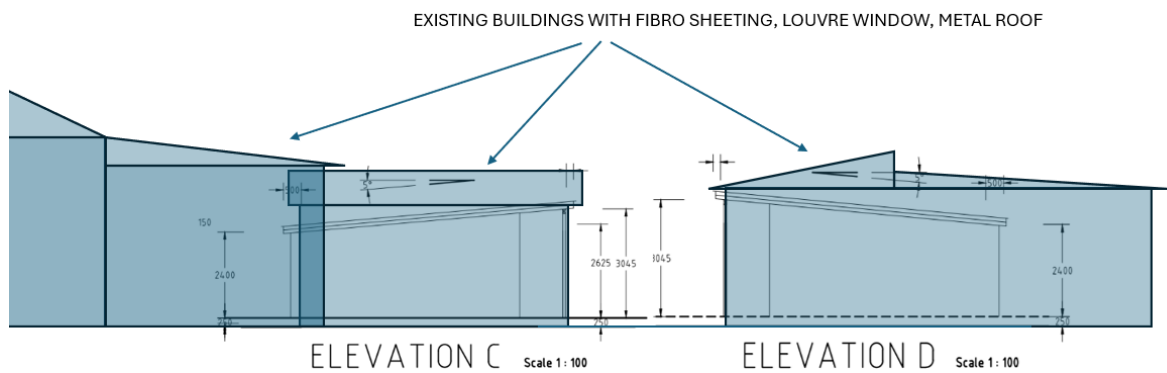
FIGURE 2



VIEW OF GUESTHOUSE EXTENSION (ELEVATION F) FROM STAGPOLE STREET

CLIENT TOWNSVILLE GUESTHOUSE	LOCATION 1-5 STAGPOLE STREET WEST END	SHEET TITLE ELEVATIONS
PROJECT PROPOSED 7 ROOM ACCOMMODATION BUILDING	DATE 24-05-2020	DRAWING NO. GMD 7138/5
	SCALE 1: 100	C

FIGURE 3



VIEW OF GUESTHOUSE EXTENSION (ELEVATION C - D) FROM SIDE STREET

CLIENT TOWNSVILLE GUESTHOUSE	LOCATION 1-5 STAGPOLE STREET WEST END	SHEET TITLE ELEVATIONS
PROJECT PROPOSED 7 ROOM ACCOMMODATION BUILDING	DATE 24-05-2020	DRAWING NO. GMD 7138/5
	SCALE 1: 100	C

Request Item 2

The property will be connected to mains electricity and municipal water supply and sewage. While electricity and water services pathways are yet to be confirmed, they will predominantly be through or under the existing main building. Wastewater connectivity, E-scooter parking/ charging and emergency vehicle areas are shown in Figure 4 below. There is significant under cover area for scooters, and road-side parking or on-site parking, if preferred, for emergency vehicles.

There is a large mango tree towards the rear of the property, however, it is located at a lower ground level. The new buildings' floor level is 1m higher, above an existing retaining wall. Refer figure 5 below.

FIGURE 4

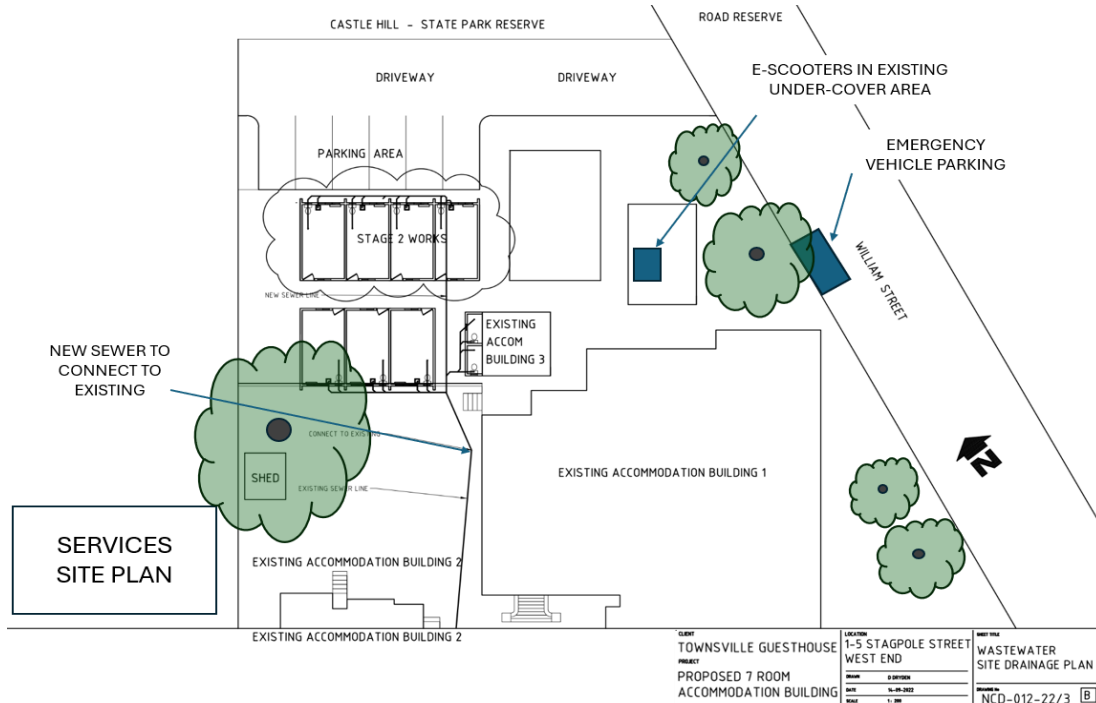
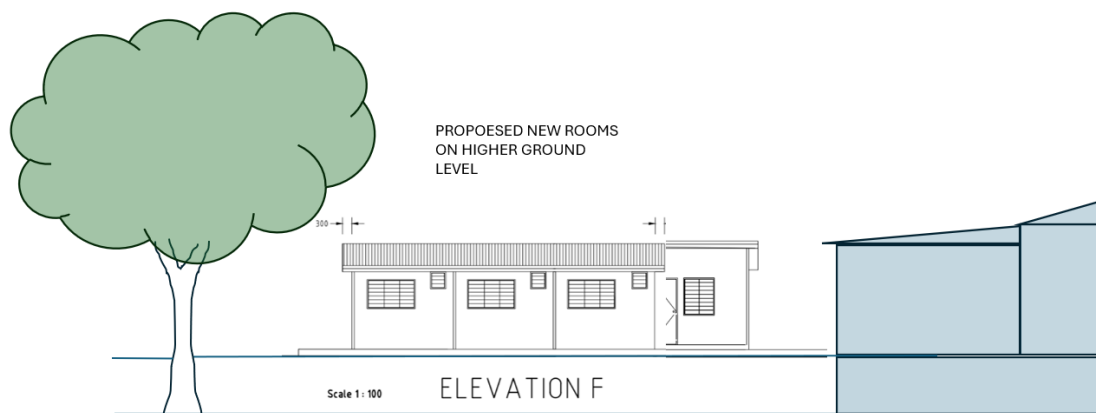


FIGURE 5



GUESTHOUSE EXTENSION RETAINING WALL

THE LARGE MANGO TREE ROOTS ARE ON A LOWER GROUND LEVEL TO THE PROPOSED NEW BUILDINGS WHICH ARE LOCATED ABOVE 1M RETAINING WALL

CLIENT TOWNSVILLE GUESTHOUSE	LOCATION 1-5 STAGPOLE STREET WEST END	ELEVATIONS
PROJECT PROPOSED 7 ROOM ACCOMMODATION BUILDING	DATE 24-05-2020	DRAWING NO. GMD 7138/5
	SCALE 1:100	

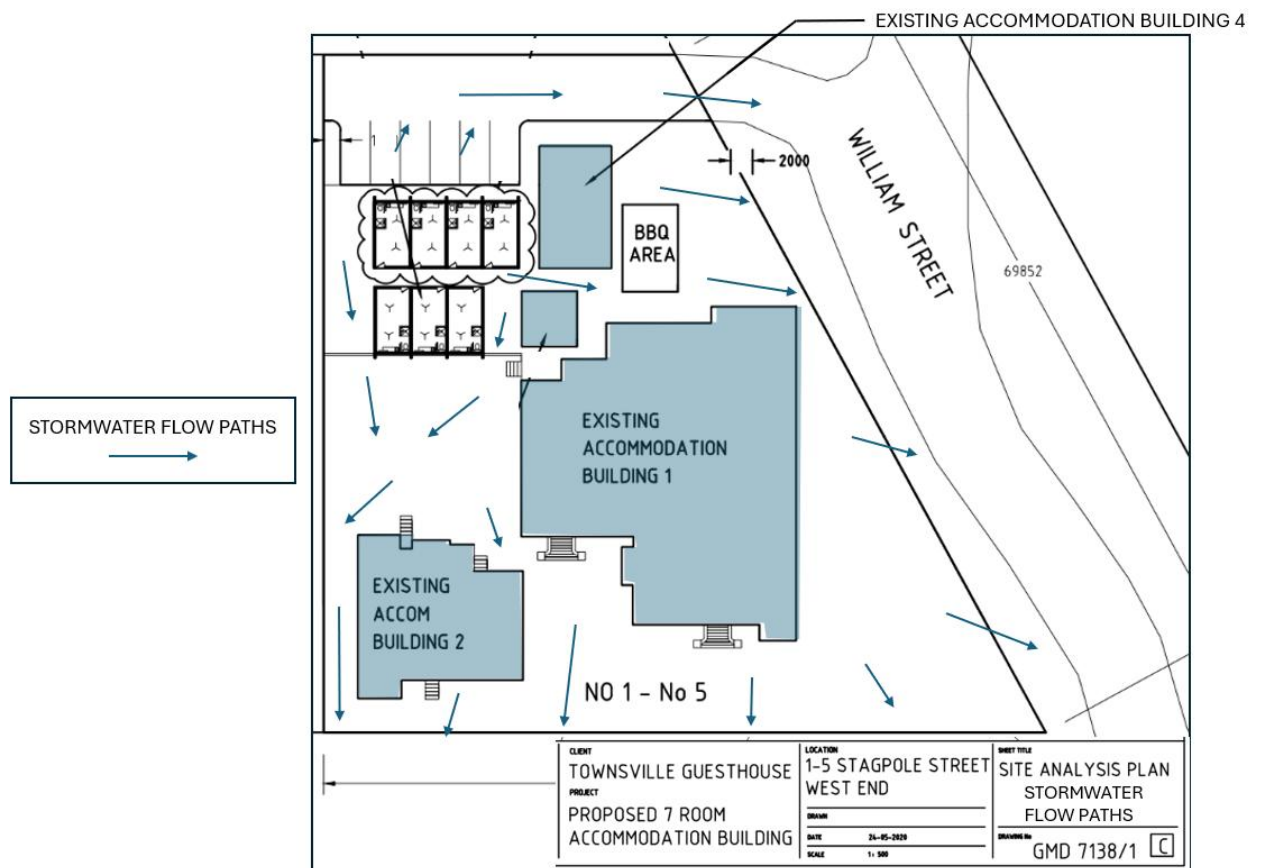
Request Item 3

A bush fire management plan will be provided. A bushfire hazard assessment will be prepared by a suitably qualified person prior to preparing the management plan.

Request Item 4

Stormwater flow paths are shown on the revised Site Plan in the figure below. All surface water from the development will be discharged on to the side street (William Street/ Echlin Street) and Stagpole Street. Refer Figure 6 below.

FIGURE 6



Request Item 5

Historically, the vast majority of rooms at this accommodation service are occupied by a single person. The new rooms have a maximum capacity of two people. There are no dormitories or family rooms. Taking into account historical occupancy rates, it is expected there will be between 25 and 30 people residing at any one time, including the extra rooms. The length of stay is expected to vary between 1 month (min) and over 1 year. The average across the accommodation service is expected to be six months. The accommodation service is usually managed with one full-time employee.