



Date >> 07 March 2025

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 7 March 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:	MCU25/0002
Assessment no:	1806056
Proposal:	Office
Street address:	86 Bowen Road ROSSLEA QLD 4812
Real property description:	Lot 44 RP 703491
Applicant's reference:	DA134-24

The information requested is set out below >>

#### Request Item 1 - Landscape Plan

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

- 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 cuscufiflorus*. The preferred species for Inglis Smith Street is *Syzygium hemilamprum*.
- Shade trees to be provided for the existing on-site carparking area in accordance with the Landscape code and Works code requirements.
- Amenity garden to be provided to the Bowen Road frontage, including the corner facing frontage of the site.

#### Reason

To provide a high quality streetscape presentation commensurate with the proposed use and to demonstrate compliance with the Landscape code of the Townsville City Plan.

#### Advice

Provision of a Landscape Plan at this point in the application process will avoid a subsequent Certificate of Compliance application.

#### **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.

#### **Reason**

To demonstrate compliance with AS2890 and SC6.4.5.4 - Car parking of the Townsville City Plan.

#### **Advice**

The applicant is advised if the final fence to be constructed is solid, then the entry/exit of the carpark must achieve the sight line for pedestrian safety truncation in accordance with AS2890

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#### **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](http://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](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development