

BNC Ref. DA059-25  
TCC Ref. MCU25/0028

**Date >> 2 July 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 – DWELLING HOUSE  
30 MOLLOY CRESCENT (PRIVATE) CLEVELAND PALMS, NOME QLD 4816**

*BNC Planning* acting on behalf of the applicant submits this response to the *information request* issued by the Townsville City Council as assessment manager in accordance with the Development Assessment Rules. The assessment manager information request is dated 9 June 2025. The requests are associated with a material change of use (Dwelling House) 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 – Copy of Lease Agreement***

*The applicant is requested to provide a copy of the lease arrangement for this lot from the Queensland Titles Office.*

**Applicant's response**

The applicant provides the attached copy of the executed Contract of Sale which includes the Lease document as a schedule. It is noted that this purchase process differs from how the lease is passed on when purchase occurs direct from CPPA, as opposed to a second generation sale of the land.

***Request Item 2 – Amended Site Plans***

*The applicant is requested to detail the private sewerage arrangements on site in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.4 Sewerage Planning and Design Guidelines and SC6.4.3 Standard Drawings.*

**Applicant's response**

The applicant provides the attached Site Report (Onsite Sewerage) which details the private sewerage arrangements to be provided on site.

**Request Item 3 – Provide Details for Water Storage Facilities**

*The applicant is requested to provide documentation demonstrating the proposed potable water supply for the site in accordance with the Development manual planning scheme policy no. SC6.4 SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.*

**Applicant's response**

The applicant provides the attached addendum Site Plan, which details the proposed location and size of the required rainwater tank used as part of the potable water supply on site. Council will have a significant amount of historical detail available on the internal water supply system for the estate, as well as copies of all past MCU development approval for dwellings where this same onsite solution has been approved. This development is proposing the same water supply solution as all other approved dwelling houses within the estate.

**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.