



BNC Ref. DA057-17
TCC Ref. MCU25/0012

>> 25 November 2025

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: Email

**RE: APPLICANT RESPONSE TO ASSESSMENT MANAGER INFORMATION REQUEST
MATERIAL CHANGE OF USE DEVELOPMENT APPLICATION MCU25/0012
6-8 GRANITE STREET, PICNIC BAY QLD 4819 (RPD: LOT 1 ON RP717421)**

BNC Planning acting on behalf of the applicant submits this response to the *information requests* issued by the Townsville City Council as assessment manager, in accordance with section 13 of the Development Assessment Rules. The information request is dated 3 September 2025 and is associated with a Material change of use for a dual occupancy development application over the above referenced addressed.

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 requests is provided below.

FOREWORD

The applicant has sought to amend the proposed development numerous times in an attempt to find a fair balance between the constraints of the site, the planning scheme requirements, development feasibility and the demands of the market. The proposed development is considered to be the best development outcome achievable when these constants are equitably balanced. 2 items are of particular note with the latest design and are important to discuss prior to providing a response to the items from the information request:

- All reasonable efforts have been made to preserve the eucalyptus trees on the corner of the block. To achieve this, there is a consequential need to access the site via Granite Street which will require the removal of one street tree. This is considered to be the best balance of competing interests and should be considered as such by Council.
- These products are dwellings with a commensurate low level of traffic. As such, reversing onto Granite Street is low risk and tolerable, in light of the overall design outcome benefits of Granite Street access. There is no practical way to exit the site in a forward direction, but this is a typical and accepted outcome for dual occupancy and dwelling development. The immediate road network is slow traffic and already involves on-street parking that also requires reversing into the Granite Street carriage way. As such, there is no intolerable safety risk. Given the benefits this outcome provides across the scope of other competing interests for the development, it is considered reasonable.

BNC Planning Pty Ltd
ABN 80 147 498 397
Office 7 / Ground Floor / 41 Denham Street
TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE Q 4810
(07) 4724 1763 or 0438 789 612
enquire@bncplanning.com.au
www.bncplanning.com.au

Request Item 1 – Flood Impact Assessment

The applicant is requested to provide a Flood Impact Assessment demonstrating that the proposed masonry blockwork for the garages and swimming pools do not significantly impede the flow of flood waters through the development site or worsen flood flows external to the site.

Applicant's response

The applicant provides the attached Flood impact assessment prepared by STP Consulting which concludes the following:

- The site not affected by the 1% AEP design storm event.
- Habitable Floor Levels are set at RL4.5m AHD in response to Stormtide inundation and are above what is required to address flood immunity.
- Site discharge (lawful point of discharge) is into the swale on Picnic Street.
- No detention is required for the site as the discharge will be less than what the site is zoned for.

Additionally, the proposed pools have been removed, and the garages have been replaced with open carports. Noting that they are still labelled as Garages on the plans.

Request Item 2 – Vehicle Access, Driveway and Carparking Maneuvering

The applicant is requested to demonstrate the functionality of the proposed access, driveway and carparking arrangement. Specifically:

- *One (1) covered space (garage) is provided for each unit in addition to a tandem arrangement labelled as 'carport' and 'visitor carpark' in front of Proposed unit 2. Shared tandem visitor carparking across the two dwellings is not acceptable. Independent visitor carparking for each of the proposed units is required to be demonstrated;*
- *The width of the access driveway must be a minimum of 3.0m in accordance with AS2890.1:2004 Parking facilities Part 1: Off-street car parking;*
- *Provide vehicle swept paths demonstrating that vehicles from all carparks and garages for the proposed development can safely exit the site in a forward motion; and*
- *Reversing vehicles from the proposed development pose a risk of collision. Provide further investigation in the form of sight lines and swept paths, including any proposed mitigation measures.*

Applicant's response

The applicant has resolved to alter the site layout and built form design to address these items. Specifically:

- Site access is now via Granite Street. See discussion in the FORWARD above as it relates to the need for this to avoid the removal of on-site trees.
- The access alteration now allows for each dwelling to have independent and standard, domestic level car parking solutions. Being a single covered car space by way of an open car port and a tandem space behind.
- The new access driveway provides a width of 8.1m, in accordance with AS2890.1:2004 Parking facilities Part 1: Off-street car parking.
- Vehicle swept paths are no longer necessary, as the relocation of the car parking spaces and road access crossover clearly demonstrates the ability to safely enter and exit the site. In addition, the 8.1m driveway clearly provided sufficient width for vehicles to maneuver to and from the Granite Street carriageway. See discussion in the FORWARD above as it relates to the suitability of exiting on to Granite Street.

Request Item 3 – Amended Plans – Coastal Inundation

The applicant is requested to provide amended plans demonstrating the location of functional elements, such as air-conditioner condenser units and hot water systems, associated with the Dual Occupancy are above the defined stormtide event level.

Applicant's response

The applicant is aware that Council have standard conditions to address this matter. Given that the plans are at concept level only, the exact location of utility elements is not yet known. The development can be effectively conditioned to have all functional elements located above the defined storm tide event level, being 4.05m AHD.

Request Item 4 - Amended Plans – Built Form and Design

The applicant is requested to provide amended plans demonstrating:

- *Reduction in height and additional variation in materials to the proposed blockwork garage, particularly where presenting to the Granite Street frontage;*
- *Detail of appropriate screening to the proposed refuse storage area;*
- *Provision of a footpath connection from the proposed Granite Street footpath to the front gate of each dwelling unit;*
- *The location of letterboxes for each dwelling unit;*
- *A minimum 1.5m landscape buffer between the proposed driveway and adjoining property boundary; and*
- *Landscape documentation to identify trees that are existing and to be retained or demolished in the Picnic Street/ Granite Street corner of the site.*

Applicant's response

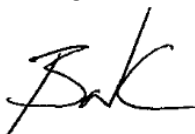
The applicant has resolved to alter the site layout and built form design to address these items. Specifically:

- Carports are utilized in place of garages (noting that they are still labeled as garages on the plans). This is to allow the flow through of flood and storm tide water AND to reduce bulk.
- Dedicated refuse storage areas are noted along the frontage of the driveway and are screened from street view.
- A pedestrian footpath from each dwelling to the Granite Street footpath has been provided.
- Letterboxes have been positioned along the front boundary fencing to Granite Street.
- The driveway and car parking have been relocated from the rear of the site. This removes traffic from this boundary and leaves a 2.4m channel for landscaping to occur.
- Vegetation that is to be retained on site and within the road reserve have been identified on the amended site plan. See discussion in the FORWARD as it relates to the retaining on-street and on-site trees.

Summary

For clarity, this correspondence constitutes the applicant response to the information request issued by the assessment manager under section 13 of the *Development Assessment Rules*. 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,



Benjamin Collings
Director