



Date 28 October 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 28/10/2025 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:	MCU25/0064
Assessment no:	2327044
Proposal:	Multiple dwelling - (3 units)
Street address:	172 Bayswater Road CURRAJONG QLD 4812
Real property description:	Lot 233 RP 711591
Applicant's reference:	NP25.163

The information requested is set out below

Request Item 1 - Conflict with Low density residential zone code

The applicant is requested to provide further justification on how the proposed development meets the relevant assessment provisions of the Low density residential zone code. In particular:

- The waste bin location for Units 2 and 3 is not considered to meet PO10;
- The proposal is located on a site which has a total land area less than 1,000m², as per AO21(b), and may represent an overdevelopment of the site;
- Proposed rear setback for Unit 2 does not comply with AO23.4;
- Proposed side setback for the garage being built to boundary does not comply with AO23.3 (a) and may detrimentally impact the neighbouring development ;and
- Private open space provided for Units 2 and 3 do not meet the minimum area and dimension requirements as per AO29.1;

Reason

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

Request Item 2 - Landscaping

The applicant is requested to provide further information/ details on the landscaping elements included as part of the proposal. In particular:

- Identification of small shade tree species to be located inside the front boundary to service Unit 1 and one tree between Units 2 and 3. Suggested tree species is *Phyllanthus Cuscutiflorus*.
- Identification of a street tree located between each driveway (minimum 2.5m from either driveway). The preferred species is *Callistemon Viminalis Prolific*.
- Identify a minimum of 3 plant species to be used within the garden areas nominated on the proposal plans.

Reason

To achieve the desired streetscape amenity and shading in accordance with the Landscape code of the Townsville City Plan.

Advice

The provision of the abovementioned details is requested to be provided for assessment as part of this application to avoid the need for any future compliance application requirements.

Request Item 3 - Access and Parking

The applicant is requested to address the following items:

- The Planning Report states that a 4.2m wide internal driveway traverses the full extent of the eastern property boundary. This does not match Plan 25-226-Sheet 4
- Site Plan 25-226-Sheet 4 must include a 2.0m truncation of the new fence providing an unobstructed pedestrian safety sight line.
- Site Plan 25-226-Sheet 4 must demonstrate a 1.0m minimum offset from the existing power pole to the new driveway.

Reason

- *The Site Plan indicates a 3.0m wide driveway*
- *The Site Plan is required to show the pedestrian safety sight triangles to ensure unobstructed sight lines and to demonstrate compliance with Performance Outcome PO14 of the Transport impact, access and parking code, of the Townsville City Plan.*
- *In accordance with Townsville City Council Drawing SD-030/I - Driveway Access Urban Residential Properties, the minimum driveway clearance to power poles is 1.0m.*

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 Lachlan Pether on telephone 07 4417 5847, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development