



Date >> 19 June 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per the telephone conversation 16 June 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:	MCU22/0026.01
Assessment no:	0934057
Proposal:	Change (Other - Impact) to Development Permit - Rooming Accommodation (7 Rooms) combined with DBW22/0007.01
Street address:	1-5 Stagpole Street WEST END QLD 4810
Real property description:	Lot 169 EP 2263 Lot 170 EP 2263
Applicant's reference:	NCD-012-22

The information requested is set out below >>

Request Item 1 - Amended plans to address character

The applicant is requested to provide amended elevation plans to include the following:

- Traditional materials and finishes to the buildings to reflect the cultural heritage significant buildings on the site (ie. horizontal cladding, character windows etc);
- Elevations of adjoining buildings on the site to confirm the new buildings are visually subservient to the heritage place; and
- Distances to significant vegetation on the site to retain mature trees.

Reason

To demonstrate compliance with Performance Outcome PO3, PO5, PO6 & PO8 of the Cultural heritage overlay code of the Townsville City Plan.

Request Item 2 - Amended site plan

The applicant is requested to provide an amended site plan demonstrating:

- Service connections to the building on the site;

- The existing mature trees to be retained on site;
- The location of the e-scooter parking on the site as described in the report;
- Provide details of private parking lots for any cars parking on private property off Echlin Street; and
- Demonstrate how service and emergency vehicles access and/or park on the site (including waste disposal).

Reason

To demonstrate compliance with Performance Outcomes:

- The purpose of the Landscape Code; and
- PO14, PO17, PO26 and PO27 of the Transport impact, access and parking code, and assessment against the Works code of the Townsville City Plan.

Advice

Mature trees on site are to be retained and designed buildings may need to be moved east to accommodate root systems.

The services to the proposed building need to be shown on the plans.

Request Item 3 - Provide Bushfire Hazard Assessment

The applicant is requested to provide a bushfire hazard assessment prepared by a suitably qualified person.

Reason

To demonstrate compliance with Performance Outcome PO2 of the Bushfire hazard overlay code of the Townsville City Plan.

Advice

The applicant is advised the bushfire hazard assessment needs to occur prior to a bushfire management plan.

Request Item 4 - Stormwater Drainage Details

The applicant is requested to provide further details regarding the drainage from the proposed roof to a legal point of discharge off the site. This should be depicted this on the site plan mentioned above.

Reason

To demonstrate compliance with the Works code of the Townsville City Plan.

- PO10 and PO12 of the Healthy waters code;

Request Item 5 - Provide further details to capacity on site

The applicant is requested to provide the number of people expected to be housed in the units and for how long, number of employees required to service the site and number of visitors expected.

Reason

To properly assess the application under the Townsville City Plan.

End of Information Request >>

Further advice:

Council's Architect has reviewed the proposal plans and identified that there may be barriers to achieving building compliance with the current design. Therefore, it is recommended that the applicant seek early advice from an experienced building designer or architect and building certifier to ensure that the proposed design will be achievable.

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 Maris-Claire Salazar on telephone 07 4727 9412, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development