



BNC Ref. DA132-25
TCC Ref. MCU25/0059

>> 22 October 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
19 PRIMROSE STREET, BELGIAN GARDENS QLD 4810**

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 29 September 2025 and is associated with a Material change of use for a Dwelling house 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.

Request Item 1 – Site Plan

The applicant is requested to provide an amended site plan to include the following:

- *All offset distances from the proposed dwelling and shed to the property boundaries. All distances are to be taken from the outermost projection (ie eaves/facia)*
- *Extend the site plan to identify the street trees in the road reserve.*

Applicant's response

The applicant provides the attached amended plans that detail the matters requested.

Request Item 2 – Elevation Plans

The applicant is requested to provide elevations of the proposed dwelling and shed including floor levels to meet the requirements of 3.9m AHD.

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Applicant's response

The applicant provides the attached elevations of the proposed dwelling, detailing the floor levels which meet 3.9m AHD. This demonstrates compliance with AO1.1 of the Coastal environment overlay code. The proposed shed does not involve habitable rooms and therefore is not required to be positioned above the defined storm tide event level.

<i>Request Item 3 – Driveway (Primrose Street)</i>

The applicant is advised that the location of the proposed driveway on the Primrose Street frontage appears to conflict with the existing street trees. It is requested the updated development plans be amended to relocate the driveway crossover and shed to retain the street trees.

Applicant's response

The applicant provides the attached amended site plan that relocates the driveway crossover on the Primrose frontage so that it does not conflict with the existing street 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
BNC Planning Pty Ltd

Att.