

BNC Ref. DA134-24
TCC Ref. MCU25/0002

Date >> 15 April 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 – OFFICE
86 BOWEN ROAD, ROSSLEA QLD 4812**

BNC Planning acting on behalf of the applicant submits this combined response to the *information requests* issued by the Townsville City Council as assessment manager in accordance with the Development Assessment Rules. The assessment manager information request is dated 7 March 2025. The requests are associated with a material change of use (Office) 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 – Landscape Plan

The applicant is requested to provide a Landscape Plan, which must include the following details:

- a) One street tree to the Bowen Road frontage, and four street trees to the Inglis Smith Street Frontage. The preferred species for the Bowen Road frontage is *Phyllanthus cuscutiflorus*. The preferred species for Inglis Smith Street is *Syzygium hemilamprum*.*
- b) Shade trees to be provided for the existing on-site carparking area in accordance with the Landscape code and Works code requirements.*
- c) Amenity garden to be provided to the Bowen Road frontage, including the corner facing frontage of the site.*

Applicant's response

The applicant provides the attached updated Site Plan which now includes new landscaping details. It is requested that the species of the car park shade trees be formalized through a condition of approval.

With regard to planting along Bowen Road, the applicant is proposing to provide 3 x *Phyllanthus cuscutiflorus* trees (2 as street trees and a third within the site) in lieu of full garden beds. The introduction of strategically placed street trees retains clear sightlines into the site to maximize passive surveillance. The introduction of garden beds along the frontage would create pockets between the beds and the building that can be used as hiding places for flagrant behaviour or loitering. It is known that such behaviour is common this particular location.

Request Item 2 – Carpark

The applicant is requested to provide details of the following:

- a) A plan showing the formalised layout of the carpark. The plan must include but not be limited to line marking, wheel stops, PWD space and dimensions as required.*
- b) A plan showing standard vehicle B99 sweep paths demonstrating access to all parking spaces, while achieving entry and exit to the carpark in a forward gear.*

Applicant's response

The applicant provides the attached Carpark Layout Plan and Vehicle Turnpath. This includes line marking, wheel stops, PWD space and dimensions, as well as standard vehicle B99 sweep paths.

The new carparking layout provides a total of five (5) parking spaces, including one (1) PWD space. While this is slightly under the benchmarked car parking spaces required for the proposed use, it is anticipated that the carparking provided will meet the demand likely to be generated by the development while avoiding adverse on street parking. As the existing plans of the site do not have designated use areas, the true gross floor area of the site would be less than the current 157m² provided in the development application, as rooms would become dedicated to areas not contributing to gross floor, such as the main public lobby area, with the deduction contributing to a significant reduction in gross floor area. Considering this, the number of parking spaces required under the planning scheme would be fewer.

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.