



Date >> 25 March 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

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:	MCU25/0012
Assessment no:	3710046
Proposal:	Multiple Dwelling (1 x 4 Bed Unit & 2 x 3 Bed Units)
Street address:	6-8 Granite Street PICNIC BAY QLD 4819
Real property description:	Lot 1 RP 717421
Applicant's reference:	DA157-24

The information requested is set out below >>

Request Item 1 - Amended Plans

The applicant is requested to provide amended plans demonstrating the proposed Multiple dwelling on a single allotment.

Reason

To ensure the proposed plans appropriately reflect the use proposed as part of the Development application.

Advice

The applicant is advised that the current proposed plans illustrate a Dwelling house and Dual occupancy, which is not in line with the proposed use definition.

The applicant is advised that delivery of a Dwelling house on Dual occupancy on independent allotments would require a new Development Permit.

Request Item 2 - Amended Plans - Built Form and Design

The applicant is requested to provide amended plans demonstrating:

- Provide a handrail / transom or similar, within the proposed louvered windows around the ground floor patios of the proposed 'Townhouses' to assist in reducing the visual scale of the proposed built form to Granite Street;
- Reduction in height and/or additional variation in materials to the proposed blockwork garage of the proposed 'Residence' building and storage areas 1 and 2; and
- A minimum 1.5m landscape buffer between the proposed driveway and adjoining property boundary.

Reason

To demonstrate compliance with Performance Outcomes PO7, PO9, PO16 and PO19 of the Mixed use zone code.

Request Item 3 - Carparking Manoeuvring

The applicant is requested to demonstrate the functionality of the proposed carparking arrangement. Specifically:

- Provide vehicle swept paths demonstrating that vehicles from all carparks 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 path, including any proposed mitigation measures.

Reason

To demonstrate compliance with Performance Outcome PO13 of the Transport impact, access and parking code of the Townsville City Plan.

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):

- all of the information requested; **or**
- part of the information requested; **or**
- 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 Taryn Pace on telephone 07 4727 9426, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development