



Date >> 23 May 2024

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Dear Emma,

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 22 May 2024 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

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Application no:	MCU24/0043
Assessment no:	11332020
Proposal:	Warehouse and Office
Street address:	20-24 Parkside Drive CONDON QLD 4815
Real property description:	Lot 2 SP 210992
Applicant's reference:	42967-001-01

**The information requested is set out below >>**

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#### Request Item 1 - Staging Plan

The applicant is requested to provide a staging plan detailing proposed stages 1 and 2.

##### Reason

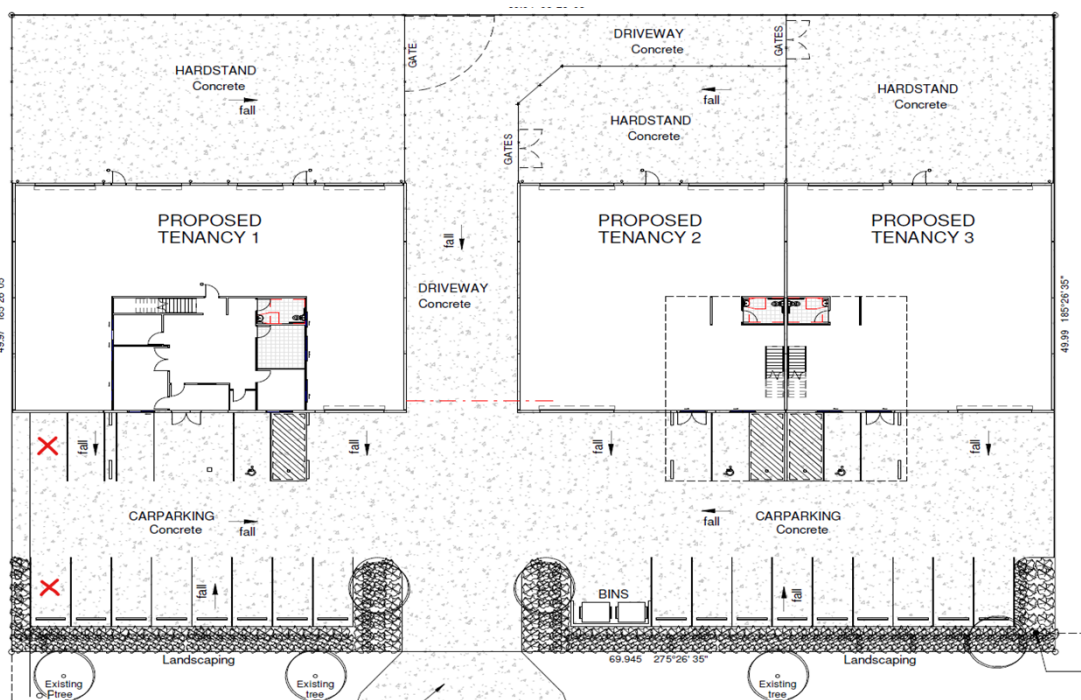
To ensure a plan is provided accurately detailing the scope and extent of stages 1 and 2 as specified by section 3.3 of the submitted town planning report.

#### Request Item 2 - Compromised Car Parking Spaces

The applicant is requested to address the two westernmost car parking spaces associated with Tenancy 1 which do not allow sufficient turning area for vehicles to reverse into and exit in forward motion. As per AS2890.1:2004, the maximum length of a blind aisle shall be equal to the width of six 90 degree spaces plus 1 metre.

##### Reason

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



### Request Item 3 - Vehicle Swept Paths

The applicant is requested to provide swept paths for all vehicles (delivery, service etc) accessing the proposed development.

#### Reason

To demonstrate compliance with Performance Outcome PO13 and PO26 of the Transport impact, access and parking code of the Townsville City Plan.

### Request Item 4 - Car Parking Numbers

The applicant is requested to clarify the proposed car parking numbers.

#### Reason

The submitted report details 24 car parking spaces are proposed, contrary to the proposed site plan which appears to feature 23 car parking spaces.

### Request Item 5 - Minor Administrative Amendment

The applicant is requested to provide an amended First Floor Plan - Tenancy 1 (Sheet A05, dated November 2021) which removes reference to Tenancy 3.

#### Reason

To remove incorrect reference to tenancy 3 on the floor plan detailing tenancy 1.

### 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](http://www.townsville.qld.gov.au)

If you have any further queries in relation to the above, please do not hesitate to contact Pat Hobson on telephone 07 4727 9419, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully,



**For Assessment Manager**  
Planning and Development