

13 June 2025

Our Ref: 5072077  
File Ref: OPW2025/0002  
Enquiries: Kelly Reaston

North Queensland Hotel Investments Pty Ltd  
C/- BNC Planning  
Attn: Benjamin Collings  
PO Box 5493  
**TOWNSVILLE QLD 4810**

Sent via email: [enquire@bncplanning.com.au](mailto:enquire@bncplanning.com.au)

Dear Benjamin,

### Information Request

(Given under Section 12 of the Development Assessment Rules)

The assessment manager has carried out a further review of your development application and has concluded that further information is required in order to decide the application.

#### Applicant details

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Applicant name: North Queensland Hotel Investments Pty Ltd C/- BNC Planning

#### Location details

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Street address: 16 & 18 Jane Street, Charters Towers  
19 Mosman Street, Charters Towers  
Real property description: Lot 102 and Lot 103 on CT18232  
Lot 53 on SP210857

#### Application details

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Application number: OPW2025/0002  
Approval sought: Development Permit  
Development type: Operational Works  
Description of development: Code Assessment  
Categorising instrument: Operational works associated with Material Change of Use for Hotel extension  
Charters Towers Regional Town Plan Version 2



## Information requested

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### 1. Compliance with Conditions of MCU2023/0006.01

The Application has not demonstrated compliance with the conditions of MCU2023/0006.01. Further information is required to address these conditions.

#### Information Required:

- a) Submit a Traffic Impact Assessment for Bow Street in accordance with the requirements of Condition 11 of MCU2023/0006.01.
- b) Provide updated details of the Bow Street crossovers in accordance with the Traffic Impact Assessment provided in response to item a) above, noting specifically the direct conflict between the access and egress for the Hotel use and the access and egress for its associated carpark.
- c) Provide an updated Stormwater Management Plan that reflects the civil plans and any changes required in response to item a) above.
- d) Provide an updated landscaping plan that aligns with the Civil engineering drawings including any changes required in response to item a) above.

### 2. Site Plan Detail

Please provide an updated site plan that nominates RLs across the site.

### 3. Sewer Manhole

Provide details of the location and design for the sewer manhole once any changes necessitated by item 1 have been considered.

## Applicant's response

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The due date for providing a response is three months from the date of this information request being 30 August 2025 or a further period agreed between you the applicant, and the assessment manager.

As the assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. You may however respond by providing:

- 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 your assistance, you may wish to use the State Assessment Referral Agencies '*applicant response to an information request*' template found at: <https://planning.dsdmip.qld.gov.au/>.



### **Failure to respond**

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In accordance with Section 14.2 of the Development Assessment Rules, if you do not provide a response before the due date (or a further agreed period), it will be taken as if you, the applicant, have decided not to respond to the information request and the assessment manager will continue with the assessment of your application without the information requested.

Please note that the assessment manager may give further advice to the applicant about the development application before the development application is decided.

Should you wish to discuss this matter, please contact Kelly Reaston, Consultant Town Planner on (07) 4761 5300 or email [development@charters Towers.qld.gov.au](mailto:development@charters Towers.qld.gov.au).

Yours faithfully



Timna Green  
**Manager Planning & Development**

