



Date: 19 December 2025
Our Reference: J002246
Your Reference: MCU25/0073

Attn: Kate Wilkes

City of Townsville
PO BOX 1268
Townsville QLD 4810

Dear Kate,

Site Address:	10-32 Lionel Turner Drive Bushland Beach QLD 4818
Property Description:	Lot 2 on SP218628
Method of Distribution:	Email [developmentassessment@townsville.qld.gov.au]
Correspondence Subject:	Response to Information Request Pursuant to s.13 (Chapter 1) of the Development Assessment Rules

We write on behalf of *Swanland Group Pty Ltd* ("the Applicant") regarding the abovementioned development application.

On 06 November 2025, an information request was issued by *City of Townsville*, as Assessment Manager as provide at **Attachment 1**. Pursuant to Section 13.2(a) of the *Development Assessment Rules*, please refer below for the Applicant's response to this information request at **Attachment 2**.

This information request response is to be considered in conjunction with the following detailed attachments:

- **Attachment 1** - Information Request
- **Attachment 2** - Information Request Response
- **Attachment 3** - Revised Proposal Plans
- **Attachment 4** - Economic Need Assessment
- **Attachment 5** - Noise Impact Assessment
- **Attachment 6** - Engineering Response

Under Section 13.3 of the *Development Assessment Rules*, we request that the Assessment Manager proceed with assessment of this application.

With this response provided, the Applicant will proceed to Part 4: Public Notification of the *Development Assessment Rules*.

PROPOSED CHANGES IN RESPONSE TO INFORMATION REQUEST

In response to the information request, the Applicant provides notice to Council in accordance with Section 52 of the *Planning Act 2016* to make a minor change to the development application. More specifically, the changes are presented in the Revised Proposal Plans, prepared by *CPO Architects*, at **Attachment 3** and discussed in the responses to the information request in **Attachment 2**.

The changed development application does not trigger any additional assessment fees or require an updated DA Form 1.

In accordance with Section 52(3) of the *Planning Act 2016* and the *Development Assessment Rules*, the minor change does not affect the development assessment process.

Notwithstanding that the proposed changes are made in direct response to the Assessment Manager's information request, the proposed changes are also considered to be a *minor* change in accordance with the definition of a *minor change* under Schedule 2 of the *Planning Act 2016*. The proposed changes do not result in:-

- substantially different development in accordance with Schedule 1 of the *Development Assessment Rules*;
- the inclusion of prohibited development;
- additional referral agencies or additional matters the referral agency must assess; and
- an increase in the level of assessment to the original development application that would require the development application to be publicly notified.

INFORMATION REQUEST RESPONSE

The Applicant provides a comprehensive response to the information request at **Attachment 2**.

SUMMARY

In accordance with Section 13.2 of the *Development Assessment Rules*, this correspondence represents part of the information requested by the assessment manager and we hereby request that the assessment of this development application now continues.

Whilst we trust this information is sufficient to enable you to progress with the assessment of this development application, should you have any queries, please do not hesitate to contact the undersigned on 07 3254 1566.

Yours faithfully,
Property Projects Australia Pty Ltd



Grace Forno
Senior Town Planner

Enc. **Attachment 1** – Information Request

Attachment 2 - Information Request Response

Attachment 3 - Revised Proposal Plans

Attachment 4 - Economic Need Assessment

Attachment 5 - Noise Impact Assessment

Attachment 6 - Engineering Response