

ATTACHMENT 1

Information Request

Issued by:
City of Townsville



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Date >> 06 November 2025

Swanland Group Pty Ltd
Grace Forno & Sam Spiro
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Lower Level 618 Brunswick Street
NEW FARM QLD 4005

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 6 November 2025 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

Application no:	MCU25/0073
Assessment no:	11057010
Proposal:	Food and Drink Outlet, Indoor Sport and Recreation, Office and Shop
Street address:	10-32 Lionel Turner Drive BUSHLAND BEACH QLD 4818
Real property description:	Lot 2 SP 218628
Applicant's reference:	J002246

The information requested is set out below >>

Request Item 1 - Economic Impact Assessment

The applicant is requested to provide an Economic Impact Assessment prepared in accordance with SC6.5 Economic Impact Assessment Planning Scheme Policy of the Development Manual.

Reason

To demonstrate compliance with the Townsville City Plan.

Request Item 2 - Noise Impact Assessment

The applicant is requested to submit a Noise Impact Assessment, prepared by a suitably qualified person as per SC6.4.19 Noise and Vibration of the Development Manual, to demonstrate the proposed commercial uses will not result in undue noise impacts to nearby sensitive receptors, given the future adjoining lots are anticipated to have residential uses.

Reason

To demonstrate compliance with Performance Outcome PO10 of the Low density residential zone of the Townsville City Plan.

Request Item 3 - Amended Plans

The applicant is requested to provide revised plans demonstrating urban design outcomes sought by the Townsville City Plan, including, but not limited to:

- Improved streetscape interaction between Lionel Turner Drive and the proposed development;
- an additional pedestrian connection, to the site for building two (Office/Shop tenancies);
- A reduction in the overall bulk and scale of proposed building
- Additional articulation and articulation in all facades visible from the street or surrounding residential zoned land; and
- increased side and rear boundary setbacks to assist with maintaining the residential amenity of the adjoining land.

Reason

To demonstrate compliance with Part 3.4.2 - Urban design of the Strategic Framework, Overall outcomes e) and f) and Performance Outcome PO10 a), d), g) and i) of the Low density residential zone code of the Townsville City Plan.

Advice

The applicant is advised to consider the following elements in preparation of the amended plans:

- a) Provide clear pedestrian entries from the street, through awnings and feature roof structures;*
- b) The proposed café should have an awning to include an outdoor dining opportunity adjoining;*
- c) Additional space (and awnings) should be allocated for the pathway in front of the tenancies to encourage and allow for shade and potential activation; and*
- d) Screening should be considered for both morning and afternoon sun protection off the awnings to the pedestrian paths and entries.*

Request Item 4 - Carparking Shade Trees

The applicant is requested to provide a landscape concept plan and accompanying landscape intent statement, prepared in accordance with policy SC6.4.2. The plans must give specific attention to:

- a) Suitably scaled planting areas to support shade trees to the parking area. The proposed layout identifies a broad expanse of concrete to the eastern side of the building which should incorporate some shade tree plantings using root cell products or structural soil root zone provision;
- b) Landscape drawings must capture the site and road reserves fronting the site; and
- c) Accurate location of street trees to both road reserves, including existing and proposed street trees.

Reason

To ensure the landscape elements of the development are documented in accordance with the Landscape code.

Request Item 5 - Water Quality Treatment

The applicant is requested to provide updated supporting documentation demonstrating the outfall from the development is directed to the legal point of discharge to the south.

Reason

The application material details that the treated stormwater associated with the development site will be directed north to the adjoining subdivision.

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

If you have any further queries in relation to the above, please do not hesitate to contact Kate Wilkes on telephone 07 4727 9418 or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development