



31 March 2026

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 31 March 2026 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:	MCU26/0016
Assessment no:	10303058
Proposal:	Tourist Park - Expansion of Existing Site - Stage 2
Street address:	772 Black River Road BLACK RIVER QLD 4818
Real property description:	Lot 24 SP 305779
Applicant's reference:	NP23.064

The information requested is set out below >>

Request Item 1 - Low-Impact Traffic Impact Assessment

The applicant is requested to provide a low-impact traffic impact assessment report, prepared by a suitable qualified Registered Professional Engineer of Queensland (RPEQ), in accordance with SC6.4.5.2 Traffic impact assessments (TIA).

The traffic impact assessment report must:

- Address site access safety including adequate sight line clearances and impacts on existing traffic facilities such as heavy vehicle turning paths.
- Confirm that sufficient queuing capacity is provided at the site access in accordance with the RTA's Guide to Traffic Generating Developments.
- Consider and recommend a Basic Right Turn Treatment (shoulder widening opposite the access point), as this represents the typical AUSTRROADS minimum standard.

Reason

To demonstrate compliance with Part 9.3.5 Transport impact, access and parking code, and Part 9.3.6 Works code of the Townsville City Plan.

Advice

The applicant is advised that the additional 55 sites will increase the traffic significantly from the approved 19 sites. A traffic impact assessment report will confirm that the direct access to Black River Road is safe with the increased traffic noting that Black River Road is a two-lane high speed road.

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 Jake Kidner on telephone 07 4417 5240, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development