

From: "Tellina Finlay" <Tellina@northpointplanning.com.au>
Sent: Wed, 6 May 2026 16:19:37 +1000
To: "Jake Kidner" <jake.kidner@townsville.qld.gov.au>
Cc: "Meredith Hutton" <meredith@northpointplanning.com.au>; "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: NP26.052 | MCU26/0023 - Response to Information Request - 43 Samhordern Road ALICE RIVER
Attachments: MCU26 0023 - Letter - Information Request.pdf, NP26.052.D.01.A - Site Plan.pdf

Good afternoon,

Please take this correspondence as the applicants partial response to the Information Request issued by Council on 22 April 2026 in relation to MCU26/0023.

See the attached site plan prepared by Northpoint Planning in response to *Item 2 - Amended Site Plan*.

We confirm that Simpson Engineering Group have been engaged to prepare a Noise Impact Assessment, and as discussed this will be provided to Council once finalised.

Thanks very much.

Kind regards,

Tellina Finlay
Para Planner



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From: Meredith Hutton <meredith@northpointplanning.com.au>
Sent: Wednesday, April 22, 2026 16:16
To: Tellina Finlay <Tellina@northpointplanning.com.au>
Subject: Fw: MCU26/0023 - Letter - Information Request - 43 Samhordern Road ALICE RIVER

Kind regards,

Meredith Hutton
Director



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From: Development Assessment <developmentassessment@townsville.qld.gov.au>

Sent: Wednesday, 22 April 2026 4:03 PM

To: Hello <hello@northpointplanning.com.au>

Cc: Jake Kidner <jake.kidner@townsville.qld.gov.au>; Rob Freers <rob.freers@townsville.qld.gov.au>

Subject: MCU26/0023 - Letter - Information Request - 43 Samhordern Road ALICE RIVER

Your Reference: NP26.052

Good afternoon,

Please find attached an electronic copy of the above mentioned.

If you have any questions please don't hesitate to contact the Assessing Officer, Jake Kidner on 4417 5240.

If you would like to follow the progress of your application online, please click on [Launch ePlanning](#) to access.

Kind regards,

Planning & Development
TOWNSVILLE CITY COUNCIL

Discover everything you need to undertake planning and development in Townsville, visit [Planning - Townsville City Council](#)

P 4417 5325 E developmentassessment@townsville.qld.gov.au

143 Walker Street, Townsville QLD 4810 | PO Box 1268, Townsville QLD 4810



OUR VISION - A globally connected community driven by lifestyle and nature *OUR PURPOSE - Grow Townsville*

WINNER QLD TRAINING AWARDS NQ REGION LARGE EMPLOYER OF THE YEAR 2022 & 2023

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



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Date >> 22 April 2026

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Email >> hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 22 April 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:	MCU26/0023
Assessment no:	10041026
Proposal:	Low impact industry - Mechanical Workshop
Street address:	43 Samhordern Road ALICE RIVER QLD 4817
Real property description:	Lot 48 SP 181727
Applicant's reference:	NP26.052

The information requested is set out below >>

Request Item 1 - Noise Impact Assessment

The applicant is requested to provide a noise impact assessment from a suitably qualified professional demonstrating that the noise generated by the use does not present or can be mitigated to avoid any unacceptable impacts on the amenity of the adjoining residential uses.

This noise impact assessment must be prepared in accordance with SC6.4.19 Noise and vibration of the Townsville City Plan.

Reason

To demonstrate compliance with Performance Outcome PO7 and PO10 of the Rural residential zone code of the Townsville City Plan.

Request Item 2 - Amended Site Plan

The applicant is requested to provide an amended site plan providing setbacks to the adjoining boundary, indicating the proposed parking area and extent of the proposed Low impact industry use on-site.

Reason

To ensure a clear and comprehensive assessment of the proposed development.

Advice

The applicant is advised that the current site plan does not present any dimensions to the adjoining lot, being the closest sensitive receptor, nor does the plan nominate the outer extent of the proposed use and carparking area. Having this information communicated on the site plan will make clear the limited extent of the use.

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

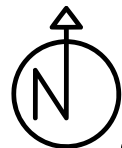


For Assessment Manager
Planning and Development



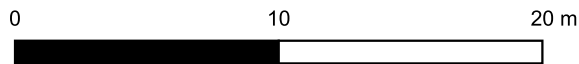
Proposed Site Plan

43 Samhordern Road, Alice River
 Lot 48 on SP181727



PRELIMINARY PLAN ONLY

Note: dimensions are approximate only and are subject to site survey



Date	30 Apr 2026	Drawn	KJ
Scale	1:500 at A3		
Drawing	NP26.052.D.01	Revision	A
Project Ref.	NP26.052		

- Lot Boundary
- Cadastre
- Proposed business area

