



Date 09 March 2026

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 9 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:	MCU26/0008
Assessment no:	14418001
Proposal:	Relocatable home park - 303 Residential Sites
Street address:	74 Main Street BURDELL QLD 4818
Real property description:	Lot 857 SP 359106
Applicant's reference:	25544-191-01

The information requested is set out below

Request Item 1 - Flood impact assessment

The applicant is requested to provide an amended Flood Impact Assessment report to address the following:

- A 1% AEP climate change scenario is requested to be provided for the post-development scenario. The report to discuss any significant changes when compared with the 1% AEP post-development present-day scenario.
- Confirmation that bio-retention Basin G will be provided with suitable regional flood immunity and will not be subject to excessive inundation.

Reason

To demonstrate compliance with the Flood hazard overlay code of the Townsville City Plan.

Request Item 2 - Roads and Paths

The applicant is requested to provide amended and/or additional documentation to address the following:

- Confirmation that the entry road lane widths are sufficient. The road appears to narrow significantly at the site access.

- Vehicle swept paths to demonstrate how all vehicles anticipated to visit the development (passenger vehicles, towed caravans, refuse collection vehicles, delivery vehicles etc.) can safely access and manoeuvre within the site.
- Internal pedestrian pathway for residents to navigate the site. Pedestrians should not be directed to walk on the internal roads and mix with vehicle traffic.
- Confirmation that sufficient PWD parking spaces are provided for the clubhouse.
- Bicycle storage requested at the clubhouse.

Reason

To demonstrate compliance with the Transport impact, traffic and parking code of the Townsville City Plan.

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 Jayne Carter on telephone 07 4727 9428, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development