



Date >> 10 July 2026

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Dear Sir/Madam

Further Advice - Development Application *Planning Act 2016*

Council wishes to provide you with further advice about the application in accordance with the provisions of section 35 of the Development Assessment Rules under the *Planning Act 2016*.

Please note that unlike an information request, assessment timeframes do not stop when advice is provided by Council.

Application Details

Application no:	MCU26/0040
Assessment no:	10962013
Proposal:	Shopping Centre
Street address:	13 Market Street BURDELL QLD 4818
Real property description:	Lot 316 SP 221989 Lot 869 SP 248845 Part Lot 2506 SP 358940 Part Lot 2506 SP 358940 Part Lot 2506 SP 358940
Applicant's reference:	25544-190-1

Further Advice

The applicant is advised that:

Advice Item 1 - Flood Impact Assessment

The Flood Impact Assessment included in the application material identifies that there will be significant 1% AEP afflux (100-200mm) within Market Street to the east of the development site (see Figure 1). It is requested that solutions are identified to mitigate the afflux such that the flood hazard category within Market Street is not increased as a result of the development i.e. if flooding in Market Street currently occurs to an AIDR category of H1, it must not be increased to H2 or worse. See Figure 2 for AIDR flood hazard categories.



Figure 1: 1% AEP afflux

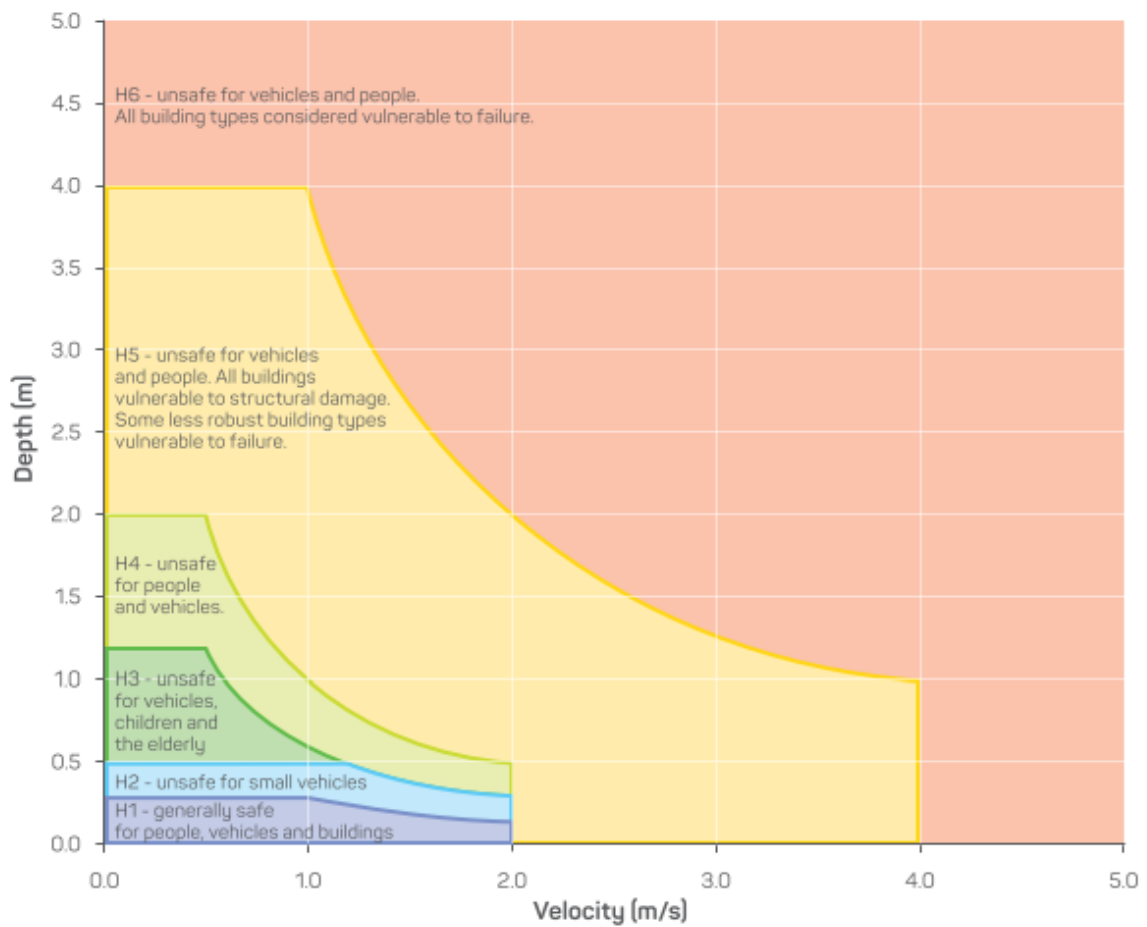


Figure 2: AIDR flood hazard categories

How to respond

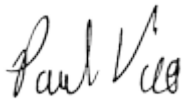
It is requested that you address these issues promptly and provide a response to Council by the **30 July 2026**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the *Development Assessment Rules* (DA Rules), the issuing of advice does not affect the assessment timeframes. As such, you are strongly encouraged to consider using the provisions under s.32 of the DA Rules to 'stop the current period'. You can stop the current period for a cumulative total of 130 days to allow sufficient time for you to consider and respond to Council's advice and for Council to consider any additional or changed material provided.

If you wish to stop the current period, you must provide notice to Council in accordance with s.32.2 of the DA Rules. A copy of the request should also be given to any referral agency which may be party to the application.

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