



Date >> 18 March 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Bounce Magnetic Island
C/- Brazier Motti Pty Ltd
595 Flinders Street
TOWNSVILLE CITY QLD 4810

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

Email >> anne.zareh@braziermotti.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 16/3/26 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:	MCU26/0011
Assessment no:	4004009
Proposal:	Change Other to Development Approval associated with PA40/0090 - Tourist Park and Short-term Accommodation
Street address:	26-40 Horseshoe Bay Road HORSESHOE BAY QLD 4819
Real property description:	Lot 3 SP 226268
Applicant's reference:	43214-002-01

The information requested is set out below >>

Request Item 1 - Traffic Information

The applicant is requested to provide the daily traffic generation and peak-hour trip generation associated with the proposed development.

Based on the traffic generations, a traffic impact level assessment must be provided in accordance with **Table SC6.4.5.2 - Urban Area TIA Impact Level Assessment Criteria** of Townsville City Plan.

Reason

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

Request Item 2 - Water and Sewer Assessment

The applicant is requested to provide an infrastructure assessment to confirm that the sewer and water network has capacity to cater for the increase in demand due to the development and whether any upgrade or augmentation works is required.

Reason

To demonstrate compliance with Performance Outcome PO13 and PO14 of Works code of the Townsville City Plan.

Request Item 3 - Bushfire Safety and Protection of Ecological Values

The applicant is requested to provide more information about the location of the family cabins in relation to the identified Medium hazard - Bushfire hazard overlay and Very high environmental importance - Natural assets overlay.

Council holds concerns that the location of an increased number of cabins in this area may represent a conflict with the two identified overlays.

The applicant is requested to demonstrate that there is no increased risk to people and property as a result of the location of the cabins along the southern boundary.

The applicant is requested to demonstrate that the Purpose of the Natural assets overlay code is able to be achieved when considering any bushfire risk reduction measures that may need to be employed.

If it is determined that clearing vegetation mapped as Very high environmental importance is necessary to achieve compliance with the Bushfire hazard overlay code, the cabins must be relocated to a more suitable area.

Reason

To demonstrate compliance with the Natural assets overlay code and the Bushfire hazard overlay of the Townsville City Plan.

Advice

The applicant is advised that both codes provide guidance about how to demonstrate compliance which may include the production of a Bushfire Management Plan and/or an Ecological Assessment. Any technical advice must be prepared by a suitably qualified person/s.

Given the known presence of koalas in the identified vegetation, permission for clearing of this vegetation will not be given.

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.

Further Advice

The applicant is advised that Council notes no staging is currently proposed for the development. Where a Development Permit is issued without staging, all conditions must be fully complied with prior to the commencement of use. This means that if only part of the development is completed and ready for occupation while other components remain unfinished, Council will be unable to confirm compliance with the conditions of approval, and the completed sections will not be permitted to commence operation.

Given this requirement—and the overall scale of the development—the applicant is encouraged to consider whether a staging plan would be beneficial.

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 Estelle Trueman on telephone (07) 4727 8303, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development