



Date >> 12 May 2026

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 8 May 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

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<b>Application no:</b>	MCU26/0030
<b>Assessment no:</b>	0906002
<b>Proposal:</b>	Change (Other) to Development Approval associated with MI17/0007
<b>Street address:</b>	37 Ingham Road WEST END QLD 4810
<b>Real property description:</b>	Lot 707 SP 327134
<b>Applicant's reference:</b>	P0064451

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The information requested is set out below >>

#### Request Item 1 - Traffic Impact Assessment

A new Traffic Impact Assessment (TIA) report certified by an RPEQ is requested in support of the proposed change. The TIA should utilise up-to-date traffic counts and be prepared in accordance with *SC6.4.5.2 Traffic impact assessments (TIA)* of the Townsville City Plan. The TIA must identify if any upgrades and/or modifications are required to the external road network to accommodate the additional vehicle movements anticipated to be generated by the proposed change.

#### Reason

To demonstrate compliance with Performance Outcome PO1 of the Transport impact, access and parking code.

#### Advice

- a) The submitted *Traffic Impact Statement* refers to a previous TIA by Premise (report no. GRI0001/R01, revision A dated 15 February 2017), which is over 9 years old at the time of writing. SC6.4.5.2(3)(a)(iv) of the Townsville City Plan states that “any traffic study may also need to be revised if the study is older than 2 years and Council determines that the existing conditions have changed enough to invalidate the study results”.
- b) Townsville City Council’s Traffic Calibration Model may be used to inform the TIA. The model data can be viewed at the following link: <https://data.gov.au/data/dataset/tcc-traffic-calibration-model-2025>.
- c) The proposal would likely trigger the need for a Moderate level TIA report per Table SC6.4.5.2 of the Townsville City Plan.

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## Request Item 2 - Carparking

The applicant is requested to provide an updated car parking assessment (within the new TIA) to include the approved Health care services, Shop and Food and Drink Outlet.

### Reason

To demonstrate compliance with Performance Outcome PO17 of the Transport impact, access and parking code and to allow a comprehensive assessment of the anticipated parking demand.

### Advice

As part of the response, the applicant is requested to confirm whether the proposed Shop (Pharmacy) and Health care services (Pathology ect), as mentioned in the application material, will be open to the public.

## 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](http://www.townsville.qld.gov.au)

If you have any further queries in relation to the above, please do not hesitate to contact Kate Wilkes on telephone 07 47279418 or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development