



Date>> 31 March 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

T Holley & S Anderson
C/- EDPI Australia
34 Zoe Court
MOUNT LOUISA QLD 4814

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

ABN: 44 741 992 072

Email >> tye@edpi.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 25 March 2026 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:	MCU26/0019
Assessment no:	14306235
Proposal:	Function Facility
Street address:	235-353 Mill Road YABULU QLD 4818
Real property description:	Lot 3 RP 743037

The information requested is set out below

Request Item 1 - Amended site plan

The applicant is requested to provide amended plans including:

- **Site plan**, including
 - Site boundaries
 - Existing and proposed buildings, structures, fences and infrastructure (including potable water and fire management water storage tanks, refuse storage and collection and onsite sewer) with dimensions
 - Footprint of use area, including fire breaks and vegetation buffers,
 - Dimensions of setbacks to boundaries,
 - Existing and proposed driveway, internal circulation, parking areas and bus drop off location capable of accommodating expected demand, (relocate the car parking area to the other side of the access road, away from vegetation supporting native fauna);
 - North point,
 - Title block (e.g., title, date, version, and reference number)
- **Elevations**, including
 - Existing and proposed buildings, and structures,

- height from natural ground level
- title block (e.g., title, date, version, and reference number).

Reason

To provide an acceptable plan set for assessment.

Advice

The applicant is advised that this area may require an extension to clearing area approvals from State to cater for the infrastructure required on site. The State government has a guideline of what is to include in appropriate plans ([DAFormsguide-Relevantplans.pdf](#))

Request Item 2 - Confirm the number of persons expected on site

The applicant is requested to confirm the maximum number of people expected on site for an event (including vendors, service providers and operators).

Reason

To assess the maximum impact of the proposed development on the site.

Advice

There is conflict between the car parking for 20 vehicles, the sewer system catering for 100 people and the proposal for 150 guests.

Request Item 3 - Provide a Bushfire Impact Assessment

The applicant is requested to provide a Bushfire impact assessment by a suitably qualified person

Reason

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

Advice

SC6.8 Mitigating bushfire hazard planning scheme policy details how to prepare a Bushfire hazard assessment

Request Item 4 - Provide a Noise Impact Assessment

The applicant is requested to a noise impact assessment, prepared by a suitably qualified person, outlining the expected noise output and proposed measures to ensure acoustic amenity of surrounding residences/land uses are protected.

Ensure the assessment provides the following initial information:

- Location map of noise sources of all receiving sensitive receptors;
- Operational hours and potential noise sources from surrounding rural activities;
- All potential significant noise and vibration generating activities associated with the activity;
- Noise from surrounding car parking and service vehicle activities;
- Noise from noise generating equipment (i.e. generators, compressors and other applicable equipment for the use);
- All assumptions of noise propagation and attenuation due to distance and barriers;
- Rating background level using one-tenth percentile method for continuous recording over a minimum of 48 hours period;
- Sleep disturbance criteria;
- Tonal or low frequency noise to include one third octave analysis; and
- Recommendation for mitigations measures and monitoring for the use.

Reason

To ensure the development does not cause an environmental nuisance to nearby sensitive receptors in accordance with section 440 Part 3B 'Offences relating to noise standards' of the Environmental Protection Act 1994 and to control background creep of the Environmental Protection (Noise) Policy 2019.

Request Item 5 - Traffic Impact Assessment

The applicant is requested to provide RPEQ certification of the Low Traffic Impact Assessment.

Reason

To demonstrate compliance with Transport impact, access 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 Maris-Claire Salazar on telephone 07 4727 9412, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development