



Our Ref: 25544-191-01  
Your Ref: MCU26/0008

10 April 2026

Chief Executive Officer  
Townsville City Council  
PO Box 1268  
**Townsville QLD 4810**

Attention: Development Assessment – Ms. Jayne Carter

Dear Jayne,

**RESPONSE TO INFORMATION REQUEST  
DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE (MCU26/0008)  
74 MAIN STREET, BURDELL (LOT 857 ON SP359106)**

Brazier Motti act on behalf of the applicant, Ingenia Communities, with respect to the abovementioned development proposal, and refer to the Information Request (IR) issued by Townsville City Council ('the Council') on the 9<sup>th</sup> March 2026. The information and supporting documentation herein represent the applicant's full response to the IR.

**Supporting information**

This information request response has addressed the two (2) request items and is supported by the following additional information:

- **Appendix A:** Updated HIA prepared by Engeny.
- **Appendix B:** Amended concept plans prepared by OEG Group; and
- **Appendix C:** Swept paths prepare Premise.

***Request item 1 – Flood Impact Assessment***

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

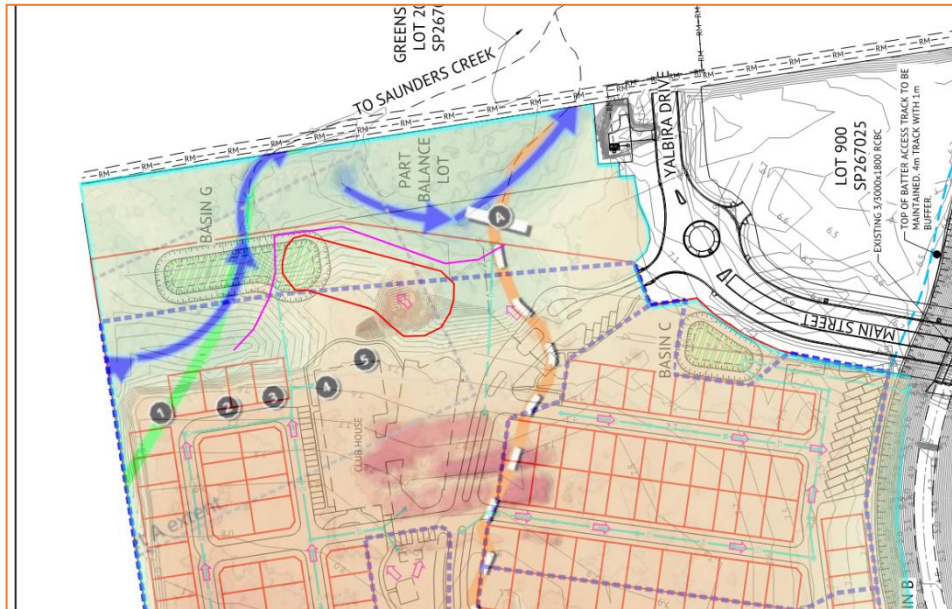
- *A 1% AEP climate change scenario is requested to be provided for the post-development scenario. The report to discuss any significant changes when compared with the 1% AEP post-development present-day scenario.*
- *Confirmation that bio-retention Basin G will be provided with suitable regional flood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

**Response to RFI Item 1**

The first dot point has been addressed by way of an updated Hydraulic Impact Assessment (HIA). Please refer to **Appendix A** which contains the updated HIA prepared by Engeny.



With respect to the second dot point, it is noted that Bioretention Basin G will be relocated further east through the detailed design phase and is considered to have suitable separation clearance from regional flood flow paths. Additional details will be provided during the detailed design stage and submitted as part of the Operation Works Application for approval by Townsville City Council. See sketch below.



### 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.

### Response to RFI Item 2

- The attached entrance swept path plan (**Appendix C**) demonstrates that the entry road lane widths are sufficient to accommodate the anticipated vehicle movements. At the site access, the road has been designed to tie into the existing road that forms the western leg of the Main Street / Yalbira Drive roundabout. At this connection point, the existing asphalt carriageway



width is approximately 5.6 m, and the proposed design matches this width to ensure a consistent tie-in with the existing infrastructure.

- The attached vehicle swept path plans demonstrate that the largest anticipated vehicles, including a passenger vehicle towing a caravan and a refuse collection vehicle, can safely manoeuvre within the site. The swept path assessment indicates that the current conceptual geometry at the four-way intersection is not sufficient to accommodate these vehicles without minor encroachment.
- LLC communities are designed for limited, low-speed traffic and shared pedestrian/vehicular roads. As per other approved LLC sites, designated pedestrian pathways are not proposed.
- The concept plans have been updated to show PWD parking adjacent to the clubhouse- please refer to **Appendix B**.
- The concept plans have been updated to include bicycle storage, refer to **Appendix B**.

It is further noted that the concept plans in **Appendix B** have been updated to suit the Premise turning templates in **Appendix C**.

### Proceeding

We trust the above response provides Council sufficient information to satisfactorily proceed with the assessment of the application. We welcome the opportunity to work through any queries Council may have in order to expedite the assessment. In the meantime, we will commence public notification.

Yours faithfully

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**ANNE ZAREH**  
Associate/Senior Planner  
**Brazier Motti Pty Ltd**