



Date >> 01 July 2026

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Dear Sir/Madam

Information Request

Planning Act 2016

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:	MCU26/0053
Assessment no:	4602499
Proposal:	Educational Establishment
Street address:	148 Yolanda Drive ANNANDALE QLD 4814
Real property description:	Lot 2 RP 850718 Vol 1515 Fol 00212 Lot 3 SP 256046
Applicant's reference:	430797

The information requested is set out below >>

Council has reviewed the application and has identified some items requiring further information. A list is as follows:

Request Item 1 - Development Plans

The applicant is required to submit the Development Plans referenced in Appendix A of the Engineering Services Report, Project No. 1194, Ref: R-NP0365, Rev B, dated 02/06/2026, prepared by Langtree Consulting for review by Council.

Reason

To demonstrate compliance with 9.3.5 Transport impact, access and parking code of The Townsville City Plan.

Request Item 2 - Water and Wastewater Report

The applicant is required to submit the Water and Wastewater Report referenced in Appendix B of the Engineering Services Report, Project No. 1194, Ref: R-NP0365, Rev B, dated 02/06/2026, prepared by Langtree Consulting for review by Council.

Reason

To demonstrate compliance with 9.3.6 Works code of The Townsville City Plan.

Request Item 3 - Flood Modelling Report

The applicant is required to submit the Flood Modelling Report referenced in Appendix D of the Engineering Services Report, Project No. 1194, Ref: R-NP0365, Rev B, dated 02/06/2026, prepared by Langtree Consulting for review by Council.

Reason

To demonstrate compliance with 8.2.6 Flood hazard overlay code of The Townsville City Plan.

Request Item 4 - Amended Noise Impact Assessment

The applicant is requested to provide an updated Noise Impact Assessment to consider noise impacts associated with events held outside normal school hours. The updated noise report should detail any required recommendations for limiting noise impacts on the nearby sensitive receptors.

Reason

To demonstrate compliance with PO10 of the Low Density Residential Zone 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 Kate Wilkes on telephone 07 4727 9418, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to be 'KW', written over a faint horizontal line.

For Assessment Manager
Planning and Development