



Date >> 9 June 2025

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per my phone message and email dated 6 June 2025 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:	MCU25/0028
Assessment no:	6425030
Proposal:	Dwelling house
Street address:	30 Molloy Crescent (Private) Cleveland Palms NOME QLD 4816
Real property description:	Lot BV SP 102512
Applicant's reference:	DA059-25

The information requested is set out below >>

#### Request Item 1 - Copy of Lease Agreement

The applicant is requested to provide a copy of the lease arrangement for this lot from the Queensland Titles Office.

##### Reason

To allow full and detailed assessment of the proposed development.

#### Request Item 2 - Amended Site Plans

The applicant is requested to detail to the private sewerage arrangements on site in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.11.2 Water Supply Planning and Design Guidelines, [SC6.4.11.4 Sewerage Planning and Design Guidelines](#) and SC6.4.3 Standard Drawings.

##### Reason

To demonstrate compliance with Performance Outcome PO7 of the Works code of the Townsville City Plan.

##### Advice

*Plans demonstrating location on the site including irrigation lines are recommended.*

### **Request Item 3 - Provide details for water storage facilities**

The applicant is requested to provide documentation demonstrating the proposed potable water supply for the site in accordance with the Development manual planning scheme policy no. SC6.4 [SC6.4.11.2 Water Supply Planning and Design Guidelines](#) and [SC6.4.3 Standard Drawings](#)

#### **Reason**

To demonstrate compliance with Performance Outcome PO6 of the Works code of the Townsville City Plan.

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### **End of Information Request >>**

#### **Further advice:**

The subject site is reflected in a high-risk flood overlay in Council draft Flood hazard model. Although this model is not yet adopted by Council, we recommend that all new buildings adopt these flood levels for building certification.

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 Maris-Claire Salazar on telephone 07 4727 9412, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development