



Date >> 28 November 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Stateland Pty Ltd
C/- BNC Planning
PO Box 5493
TOWNSVILLE QLD 4810

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

ABN: 44 741 992 072

Email >> enquire@bncplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 28 November 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:	MCU25/0079
Assessment no:	14008006
Proposal:	Preliminary Approval - Variation Request under s50 of the Act for Use rights in accordance with Black Hawk Boulevard Plan of Development
Street address:	11 Black Hawk Boulevard THURINGOWA CENTRAL QLD 4817
Real property description:	Lot 10 SP 177384
Applicant's reference:	DA133-25

The information requested is set out below >>

Request Item 2 - Amended Plan of Development

The applicant is requested to address the following matters regarding the Plan of Development:

- Provide amended tables of assessment for the Plan of Development to align with the table of assessment in the Townsville City Plan applicable to the Thuringowa centre support sub-precinct.
- Update the tables of assessment to include the full name of the Plan of Development, being: "Blackhawk Boulevard Plan of Development Code".
- Include table of assessment triggers within the tables of assessment of the Plan of Development for the following:
 - Townsville City Plan overlay
 - Reconfiguration of a lot
 - Operational works

- d) The Plan of Development is to be amended to include the assessment benchmarks associated with the Thuringowa centre support sub-precinct. This will ensure the precinct-based acceptable outcomes over the broader site take precedence and the development over the site continues to facilitate the urban outcomes sought for this locality such as boulevard treatments, pedestrian connections, streetscape improvements and the facilitation of new road linkages between Blackhawk Boulevard and the residential neighbourhood to the south.

Reason

To ensure the development aligns with the objectives of Townsville City Plan.

Advice

Council envisions the Plan of Development to facilitate an extension of the existing Thuringowa centre support sub-precinct. The assessment provisions for the precinct identify shops and shopping centre as impact assessable within this location. In particular, PO66 of the Major centre zone code clearly states that supermarket and discount department store retail uses do not occur in this sub-precinct. Accordingly, a revised Economic Impact Assessment is required. The revised report must demonstrate that supporting these uses within this location would not compromise the intended role and successful functioning of the hierarchy of centres within 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 47279418, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development