

The proponent is required to provide the Coordinator-General with a response to the information requested below. The requested additional information seeks to clarify inadequacies in the application material provided, including the potential for servicing of the proposed lots.

Responding comprehensively to this request may assist in streamlining the assessment process.

No.	Issue	Information requested
Servicing		
1	Servicing potential	The Development Application (Ref M2418-RAL-1), prepared by Milford Planning in May 2025, states that <i>“the proposed development can be efficiently and effectively connected to infrastructure services”</i> and that <i>“Infrastructure servicing arrangements will be designed and addressed during the development assessment process for future end users of the allotments created”</i>. Although no works are proposed as part of the current development application, it is critical to ensure that any new lots created will be able to be adequately serviced by essential infrastructure. This is required to demonstrate consistency with the Townsville SDA Development Scheme (dated May 2019), particularly section 2.5.1 – infrastructure and services and section 2.5.13 ‘reconfiguring a lot’. The proponent is requested to demonstrate how the proposed lots can be serviced by (at a minimum) telecommunications, electricity, water and wastewater infrastructure, including, but not limited to: a) appropriate locations on each lot for connections to existing infrastructure networks, having regard to the defined uses for the relevant precinct over each lot.

Environmental Management Precinct (EMP)		
2	Subdivision within the EMP	The Development Application (Ref M2418-RAL-1), prepared by Milford Planning in May 2025, states that the proposed development is compliant with section 2.5.13 – ‘reconfiguring a lot’ - of the Townsville SDA Development Scheme. However, further clarification is required to demonstrate consistency with section 2.5.13(4), relating to further subdivision of the Environmental Management Precinct. As stated in criteria 2.5.13(4), <i>“Further subdivision of the Environmental Management ... Precinct is not supported, unless being undertaken for operational, management or regulatory purposes, or if there is an overriding need.”</i> The proponent is requested to provide an updated response to section 2.5.13 of the Townsville SDA Development Scheme (dated May 2019). The response must provide further details to justify the proposed subdivision of land within the Environmental Management Precinct and a response that considers the proposal’s consistency with section 2.5.13(4).