



Date >> 23 January 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 23 January 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:	MCU24/0125
Assessment no:	3505004
Proposal:	Retirement Facility 159 Units (65 Apartments and 94 Villas) combined with RAL24/0085
Street address:	33 University Road ANNANDALE QLD 4814
Real property description:	Lot 1 SP 343205
Applicant's reference:	20477-012-01

The information requested is set out below >>

Request Item 1 - Design changes

The applicant is requested to provide amended plans that demonstrate changes to the design. Specifically:

- Separation of the pedestrian footpaths from the edge of the road surface to allow a grassed strip which can also accommodate street trees. This is particularly important on the west/east road adjacent to the community centre where the footpath is proposed to abut the road surface and traverse 6 driveways - the footpath would need a number of significant grade changes to accommodate the driveways and this would not be safe for pedestrians.
- Changes to the design of the north/south road streetscape at the easternmost end of the development site to reduce the heat-island effect and increase the amount of landscaping possibilities along this stretch of road. Changes should also ideally include a different road surface to encourage a low-speed vehicle environment at this location to

cater for the lack of footpaths along this stretch.

- c) Provide further details, including elevation plans, that demonstrate the interface between the proposed 4m high acoustic wall and the villas along the south-western boundary of the development site. Information should be provided to demonstrate how an appropriate level of amenity is able to be delivered for these villas, giving regard to light, ventilation and visual amenity.
- d) Provide further details, including elevation/perspective plans, that demonstrate the interface between the villas and the bio basin. The information and plans provided must demonstrate how amenity is maximised for these villas. There may be an opportunity for transparent fencing, or no fences to allow positive visual and/or physical interaction with the bio basin area. Consideration should also be given in this regard to amending the use of the '3A' villa type at this location as it does not feature a rear patio.
- e) Provide amended plans which detail further articulation and modulation of the facades of the villa blocks to further the provision of an interesting and attractive streetscape. Particular attention should be given to the roof lines. Consideration should be given to adding building elements to the entrances of the villas to assist with wayfinding, sense of arrival and legibility.

Reason

To demonstrate compliance with Performance Outcome PO23 and PO26 of the Low density residential zone code of the Townsville City Plan.

Advice

The applicant is advised that consideration must be given to changing the provided colour palette to remove dark colours, most particularly from the roof material selection.

Request Item 2 - Landscape Concept Plan

The applicant is requested to provide a Landscape Concept Plan which identifies landscaping in accordance with the Landscape code, giving particular regard to:

- a) Provision of shade trees for all formal car parking areas;
- b) Landscape treatments to the dog walking area, community garden, park and park/BBQ area;
- c) Street trees (one street tree per villa would ideally be provided);
- d) Landscape treatments to the central footpath;
- e) Landscape treatments to the apartment building area and car park; and
- f) Landscape treatments to the bio basin.

Reason

To demonstrate compliance with the Landscape code of the Townsville City Plan.

Advice

The applicant is advised that consideration of species used must be given with regard to the acoustic fencing which will impact on availability of sunlight.

Request Item 3 - Waste Management Plan

The applicant is requested to provide a Waste Management Plan which identifies all aspects of waste management for the site. Specifically, there are concerns about the use of a garbage truck in the north/south laneways and the cul-du-sac in the north/east of the development site.

Reason

To demonstrate compliance with Performance Outcome PO3 of the Works code of the Townsville City Plan and Planning Scheme Policy [SC6.4.22 Waste Management](#).

Advice

The applicant is advised that two separate plans may be provided - one for the apartment buildings and one for the villas, if desired.

Request Item 4 - Amended Traffic Impact Assessment (TIA)

The applicant is requested to provide an amended Traffic Impact Assessment (TIA) addressing the following:

- a) Provide an Active Transport Masterplan and Public Transport Masterplan that demonstrates the integration of the existing active transport network and public transport services along both the state-controlled road network and council-controlled road network in proximity to the development site.
(NB: Facilities should be designed to be convenient and encourage public transport, walking or cycling.)
- b) Provide further information regarding the proposed Road Network (External and Internal), specifically:
 - Proposed typical cross sections for internal circulation road;
 - Swept path analysis for all vehicles, including service vehicles, accessing the development, demonstrating adequate turning paths for all carparks and internal road network; and
 - Confirmation that the proposed roundabout on the access road is in accordance with the Austroads Guide to Road Design Part:4B.
- c) Provide an Intersection Warrant Assessment
(NB: Q_L values in Section 6.1.2 of the TIA provides inconsistent information. For instance, Figure 6-6 (Q_L 78 veh/hr & 35 veh/hr) and Figure 6-7 (Q_L 77 veh/hr/ & 1 veh/hr.)

Reason

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

Advice

The applicant is advised that the proposed modified typical road cross sections for external roads (Access Street and Minor Collector) are acceptable subject to provision of pathway facilities as per TCC Standard Drawings.

The applicant is advised that Council prefers the submission of an amended TIA document rather than an addendum to the original report.

Request Item 5 - Amended Flood Impact Assessment

The applicant is requested to provide an amended Flood Impact Assessment to include safe overtopping failure for the proposed earth bund wall as a mitigation measure. The bund wall should be modelled for the Probable Maximum Flood (PMF) to demonstrate safe passage of flows without failure of the bund wall.

Reason

To demonstrate compliance with the Planning Scheme Policy SC6.7 Flood hazard planning scheme policy.

Advice

The applicant is advised that council is receptive to additional earthworks, eliminating the need for the bund wall.

The applicant is advised that Council prefers the submission of an amended FIA document rather than an addendum to the original report.

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 Estelle Trueman on telephone 07 47278303, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development