



13 July 2026

Planning Officer
Townsville City Council
PO Box 1268
Townsville QLD 4810

Dear Maris-Claire,

**Re: Response to Information Request – Application MCU26/0019
Development Permit for Material Change of Use – Function Facility**

I refer to the Information Request issued by Council on 31 March 2026 in relation to the above-mentioned application and hereby provide the following responses:

Request Item 1 - Amended Site Plan

The applicant is requested to provide amended plans including:

- **Site plan**, including
 - Site boundaries
 - Existing and proposed buildings, structures, fences and infrastructure (including potable water and fire management water storage tanks, refuse storage and collection and onsite sewer) with dimensions
 - Footprint of use area, including fire breaks and vegetation buffers,
 - Dimensions of setbacks to boundaries,
 - Existing and proposed driveway, internal circulation, parking areas and bus drop off location capable of accommodating expected demand, (relocate the car parking area to the other side of the access road, away from vegetation supporting native fauna);
 - North point,
 - Title block (e.g., title, date, version, and reference number)
- **Elevations**, including
 - Existing and proposed buildings, and structures,
 - height from natural ground level
 - title block (e.g., title, date, version, and reference number).

Applicant response:

Amended plans have been prepared and are submitted in response to this request. Collectively, the enclosed drawings provide all information requested by Council, including the site layout, buildings, infrastructure, access arrangements and elevations.

Site Plan

The amended plans include:

- Site boundaries – Refer to Drawing GA001 Rev.0 – Site Access & Boundary. The venue footprint is consistent with the approved Vegetation Management Plan (DWG No. VMP 2603-5187 SRA). A boundary fence is proposed around the approved venue area to restrict public access to the remainder of

the property and assist in preventing the transfer of weed seed. The enclosed event area will be subject to ongoing weed management.

- Existing and proposed buildings, structures and infrastructure – The plans identify the location and dimensions of all proposed buildings, boundary fencing and associated infrastructure, including potable water storage, fire-fighting water tanks, refuse storage and collection areas, and the onsite wastewater treatment system. Refer to:
 - GA005 Rev.0 – Proposed buildings and water storage;
 - GA001 Rev.0 – Boundary fencing;
 - GA003 Rev.0 – Refuse storage and collection area;
 - GA006 Rev.0 – Onsite wastewater treatment system and setback distances.

Engineering design and sizing of the onsite wastewater treatment system was provided under separate cover in the previously submitted Wastewater Works Engineering Design Report.

- Footprint of the use area, fire breaks and vegetation buffers – The proposed development footprint is shown on Drawings GA001 Rev.0 and GA005 Rev.0. Fire breaks are detailed within the enclosed Bushfire Hazard Assessment and Management Plan, while vegetation buffers are identified on DWG No. VMP 2603-5187 SRA.
- Boundary setbacks – Building and infrastructure setback dimensions are provided on Drawing GA004 Rev.0.
- Access, internal circulation, parking and bus access – The amended plans identify the existing site access, internal circulation, accessible parking, emergency vehicle access and relocated parking area. In response to Council's request, the main parking area has been relocated to the opposite side of the access road, away from vegetation supporting native fauna. As confirmed in the enclosed Traffic Impact Assessment, the development has been designed to accommodate the anticipated vehicle demand associated with a maximum attendance of 100 persons, based on an estimated 27 light vehicles, two 12-seat buses and a catering vehicle. Overflow parking has also been provided adjacent to the site entrance should additional parking be required during larger events. Refer to: GA001 Rev.0 – Existing access road;
 - GA003 Rev.0 – Internal circulation, accessible parking and emergency parking;
 - GA002 Rev.0 – Car parking layout.
- North point and title block – All amended drawings include a north point together with the relevant title block, drawing title, revision number and reference details.

Elevations

Architectural drawings have also been amended to include the proposed building elevations, dimensions and heights. Refer to:

- DWG No. VMP 2603-5187 SRA
- A1001 Rev.0
- A2001 Rev.0
- A3001 Rev.0
- A4001 Rev.0

Each drawing includes the required title block, drawing reference, revision number and other identifying information.

Request Item 2 – Confirm the number of persons expected on site

The applicant is requested to confirm the maximum number of people expected on site for an event (including vendors, service providers and operators).

Applicant response:

The proposed Function Facility will accommodate a maximum of 100 persons (including guests, vendors, service providers and operators) at any one time. This maximum occupancy has been adopted to ensure consistency across the development application and supporting technical assessments, including the onsite wastewater design, parking provision, Noise Impact Assessment and Traffic Impact Assessment. All supporting documentation has been prepared on the basis of this maximum occupancy.

Request Item 3 – Provide a Bushfire Impact Assessment

The applicant is requested to provide a Bushfire impact assessment by a suitably qualified person.

Applicant response:

A Bushfire Hazard Assessment and Management Plan has been prepared by Ecosystems Management (Aust) Pty Ltd and is enclosed with this response. The assessment confirms the subject site is located within the Medium Bushfire Hazard Overlay and demonstrates that the proposed Function Facility is capable of complying with the Bushfire Hazard Overlay Code of the Townsville City Plan through the implementation of the recommended bushfire mitigation measures, including:

- provision of appropriate asset protection zones;
- ongoing vegetation and fuel management;
- maintenance of fire breaks;
- dedicated fire-fighting water supply;
- suitable emergency access and egress; and
- implementation of an ongoing Bushfire Management Plan.

The report concludes that the proposed development can achieve compliance with the Bushfire Hazard Overlay Code without increasing bushfire risk to people or property.

Request Item 4 – Provide a Noise Impact Assessment

The applicant is requested to a noise impact assessment, prepared by a suitably qualified person, outlining the expected noise output and proposed measures to ensure acoustic amenity of surrounding residences/land uses are protected.

Ensure the assessment provides the following initial information:

- Location map of noise sources of all receiving sensitive receptors;
- Operational hours and potential noise sources from surrounding rural activities;
- All potential significant noise and vibration generating activities associated with the activity;
- Noise from surrounding car parking and service vehicle activities;
- Noise from noise generating equipment (i.e. generators, compressors and other applicable equipment for the use);
- All assumptions of noise propagation and attenuation due to distance and barriers;
- Rating background level using one-tenth percentile method for continuous recording over a minimum of 48 hours period;

- Sleep disturbance criteria;
- Tonal or low frequency noise to include one third octave analysis; and
- Recommendation for mitigations measures and monitoring for the use.

Applicant response:

A Noise Impact Assessment prepared by Rodney Stevens Acoustics Pty Ltd is enclosed with this response. The assessment considers operational noise associated with patrons, amplified music, vehicle movements, mechanical plant and other ancillary activities associated with the proposed Function Facility.

The assessment concludes that the proposed development is capable of complying with the applicable acoustic criteria of the Townsville City Plan, Environmental Protection (Noise) Policy 2019 and Environmental Protection Act 1994, subject to the implementation of the recommendations contained within the report. The assessment has been undertaken on the basis of a maximum attendance of 100 persons, consistent with the proposed scale of the development.

Request Item 5 – Traffic Impact Assessment

The applicant is requested to provide RPEQ certification of the Low Traffic Impact Assessment.

Applicant response:

A Low Impact Traffic Impact Assessment prepared by Northern Consulting Engineers and certified by a Registered Professional Engineer of Queensland (RPEQ) is enclosed with this response.

The assessment confirms that the proposal satisfies the criteria for a Low Impact Traffic Assessment under the Townsville City Plan. It concludes that the proposed development will generate traffic volumes well within the applicable thresholds, the existing access arrangements are suitable, the proposed parking provision is sufficient to accommodate the anticipated demand, and the development will not adversely affect the operation or safety of the surrounding road network.

Should any further information or clarification be required, please do not hesitate to contact us.

Yours sincerely,



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Encl. MCU26-0019 – Information Request
 MCU26-0019 – Revised Drawings
 MCU26-0019 – Bushfire Hazard Assessment & Management Plan (Ecosystems)
 MCU26-0019 – Noise Impact Assessment (Rodney Stevens Acoustics)
 MCU26-0019 – Traffic Impact Assessment (Northern Consulting Engineers)