



Date >> 12 January 2024

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Beaches Church
C/- Milford Planning
PO Box 5463
TOWNSVILLE CITY QLD 4810

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

ABN: 44 741 992 072

Email >> info@milfordplanning.com.au

Dear Sir/Madam

Information Request *Planning Act 2016*

As per our telephone conversation on 12 January 2024 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:	MCU23/0128
Assessment no:	12109051
Proposal:	Place of Worship - Extension to Church
Street address:	13 Mount Kulburn Drive JENSEN QLD 4818
Real property description:	Lot 29 SP 181745
Applicant's reference:	M2059

The information requested is set out below >>

Request Item 1 - Demonstration of Compatibility with Scale and Amenity of Area

The applicant is requested to further demonstrate that the proposed development is compatible with the local character and amenity of the area, is limited in scale and supports the day-to-day needs of the local community.

Reason

To demonstrate compliance with Performance Outcomes PO7, PO9 and PO10 of the Rural residential zone code of the Townsville City Plan.

Request Item 2 - Bushfire Management Plan

The applicant is requested to provide a Bushfire Management Plan to address the identified medium to high bushfire risks mapped on the subject site.

Reason

To demonstrate compliance with Performance Outcome PO1 and PO2 of the Bushfire hazard overlay code of the Townsville City Plan and Element 3.5.5.1 (1) of the Strategic Framework.

Request Item 3 - Set-down and Pick-up Facilities

The applicant is requested to provide amended plans detailing line marked set-down and pick-up facilities for the development.

Reason

To demonstrate compliance with Performance Outcome PO19 of the Transport impact, access and parking code of the Townsville City Plan.

Advice

The applicant is advised that Council is of the position that this development is of a nature that would require set-down and pick-up facilities and such facilities would provide a greater accessibility for the proposed increase in congregation numbers.

Request Item 4 - Refuse Collection Area

The applicant is requested to provide amended plans detailing on-site loading, unloading and refuse collection areas for the development.

Reason

To demonstrate compliance with Performance Outcomes PO26 and PO27 of the Transport impact, access and parking code of the Townsville City Plan.

Advice

The applicant is advised that the subject site is within the serviced area for weekly refuse collection.

Request Item 5 - Amended Plans for Masterplan

The applicant is requested to provide amended plans clearly showing each stage of the development including proposed amenities as well as the master plan including all stages associated with this application.

Reason

A clear scope of works is required to enable a comprehensive assessment.

Advice

The Site Plan - Stage 1 to 4 is missing Stage 3 and does not include the proposed works and the Site Plan - Master Plan does not show the stages or proposed works.

Request Item 6 - Water Main Pressure Test

The applicant is requested to perform a pressure test at the supply main to demonstrate the development will have the appropriate pressure for its proposed and ultimate use.

Reason

To demonstrate compliance with Performance Outcome PO6 and PO11 of the Works code of the Townsville City Plan.

Request Item 7 - Sewer Demand

The applicant is requested to provide a plan that clearly identifies the ultimate development that will require sewer connection to the proposed 150 diameter sewer line.

Reason

To demonstrate compliance with Performance Outcome PO7 and PO12 of the Works code of the Townsville City Plan.

Advice

The applicant is advised that the Master plan will enable Council to confirm the loading expected for the proposed development aligns with the Engineering Services Report.

Request Item 8 - Soil Erosion and Sediment Control

The applicant is requested to provide a plan that identifies Soil Erosion and Sediment control measures for the proposed works, as part of this application an Erosion Hazard Assessment (EHA) must be submitted to determine the risk associated with the proposed earthworks.

Reason

To demonstrate compliance with Performance Outcome PO28 of the Works code of the Townsville City Plan.

Advice

The applicant is advised that Council prefers the SESC risk assessment to be known prior to OPW stage. While performing an ERH, a soil loss calculation can determine and therefore the construction period may be limited, removing the requirement for Type 1 SESC controls.

Council's expectation is that the applicant will ensure that SESC controls are in place and maintained in accordance with IECA best Practice.

Request Item 9 - Traffic Impact Assessment

The applicant is requested to confirm the submitted Traffic Impact Assessment (TIA) is modelled on the ultimate development with associated amenities.

Reason

To demonstrate compliance with Performance Outcome PO1, PO2 and PO3 of the Transport impact, access and parking code of the Townsville City Plan.

Advice

The applicant is advised that the submitted TIA states the development is based on increasing the church capacity to 300 people. The master plan discusses other amenities planned for the ultimate development which would infer an increase in vehicle trips. As such, Council requests confirmation to eliminate any confusion.

Request Item 10 - Dust Management Plan

The applicant is requested to provide a dust management plan for the development.

Reason

To demonstrate compliance with Performance Outcome PO34, PO35 and PO39 of the Works code of the Townsville City Plan.

End of Information Request >>

Further information

Advice Item 1 - Firefighting

The applicant is requested to provide balance tanks on site for the purpose of firefighting.

Reason

Council does not permit direct draw from Council water mains for firefighting purposes.

Advice Item 2 - Landscape Concept Plan

The applicant is requested to provide a more detailed landscape concept plan that identifies any existing trees to be retained, new shade trees to be planted (particularly in the car park) and an indication of the proposed species around the extension and car park.

Reason

The submission of a more detailed landscape concept will avoid a future operational works application for landscape.

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 Jake Kidner on telephone 07 4417 5240, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development