



Date >> 01 October 2024

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 01 October 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:	MCU24/0092
Assessment no:	1806044
Proposal:	Health Care Services (Medical Centre Extension) and Shop (Pharmacy)
Street address:	110 Bowen Road ROSSLEA QLD 4812 112 Bowen Road ROSSLEA QLD 4812
Real property description:	Lot 57 RP 703491 Lot 56 RP 703491
Applicant's reference:	M2258

The information requested is set out below >>

#### Request Item 1 - Demonstrated Need

The applicant is requested to demonstrate how the proposed development aligns with the purpose of the Low density residential zone and Strategic Framework of the Townsville City Plan.

While it is noted that the Townsville City Plan does allow community uses, small-scale services and facilities within Low density residential zone, these activities are to be limited in scale and directly support local residents.

As stated in section 3.1 of the town planning report lodged as part of the application material, the catchment area of general practitioner medical centres is fluid and not easily defined, with clients "generally willing to travel to a specific facility for services". Based on this methodology, the proposed extension to the medical centre could be situated within an

established and appropriately zoned centre while still servicing its established client base and the local community.

While there may be a need for additional health care services in the Townsville area (as per table 3.1 of the town planning report), there is no demonstrated need for the proposed Health care services on the subject site despite the conflicts with the Townsville City Plan.

The applicant is therefore requested to provide further justification for the proposed development which examines the planning and local catchment need for the proposed development on the subject site. Further justification must also demonstrate why the proposed Health care services cannot be accommodated in the nearby Local centre or Mixed use zones.

#### **Reason**

To demonstrate compliance with the Strategic Framework and Low density residential zone code, including, 3.3.1, 3.3.4, 3.4.5.2, 3.6.1 of the Strategic Framework and Overall Outcome (3)(h) and Performance Outcome PO18 of the Low density residential zone code.

#### **Request Item 2 - Amended Plans - Carparking and Access**

The applicant is requested to provide amended plans illustrating a revised carparking and access layout addressing the following:

- Consolidation of the proposed crossovers/ driveways to Viles Street to provide a single vehicle crossover/driveway;
- Removal of the tandem staff carparking spaces located along the Bowen Road frontage of the site;
- Provision of a dedicated covered car space for the existing caretaker's accommodation, noting the carparking space shown appears to no longer be accessible to vehicles;
- Provision of a dedicated ambulance bay;
- Removal of the 4 tandem staff parks located on the north-eastern side of the proposed extension, noting these parking spaces would be required to reverse into oncoming traffic utilising the Bowen Road access without proper visibility, and are therefore unable to function safely;
- Turning path diagrams for both cars and service vehicles, illustrating how vehicles will manoeuvre into and out of the staff and public parking spaces;
- Confirmation that the proposed vehicle access from Bowen Road is free from services and other fixtures, noting that the proposed Site Plan (Plan 23-019) currently shows a pad/box within the driveway; and
- Detail of the connections between the internal pathway network and the existing Active Transportation Network.

#### **Reason**

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

#### **Advice**

The applicant is advised that the number of practitioners may be required to be revised based on the ultimate number of carparking spaces able to be accommodated onsite.

#### **Request Item 3 - Waste Management and Collection**

The applicant is requested to provide further information on the proposed waste collection provisions in accordance with Section SC6.4.22 of the Waste Management Guidelines.

#### **Reason**

Waste collection provisions must comply with Section SC6.4.22 of the Waste Management Guidelines.

#### **Request Item 4 - Traffic Impact Assessment**

The applicant is requested to submit a revised Traffic Impact Assessment report (TIA) demonstrating that the existing transport infrastructure is appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy. The revised TIA is to have particular regard to:

- All the extracts (Figures) in the TIA are of very low quality (particularly, Figures 6-11). These extracts are crucial as they represent the traffic data and traffic distribution. Due to the image quality Traffic data could not be reviewed satisfactorily. These extracts are therefore required to be updated.
- The TIA is based on 1% growth rate. A traffic growth rate on major arterial road of 2% is to be considered as per Council's TIA Guideline.
- Adopted peak hours traffic generation rate for existing medical centre must be considered in the TIA.
- AUL treatment is currently not implemented for Bowen Road/Viles Street (Section 6.4 of TIA). A Turn Warrant Assessment for this intersection is required for the existing conditions.
- The new proposed access on Viles Street must be designed to ensure sight triangles are kept clear of obstructions to visibility in accordance with the requirements of AS2890.1 and DTMR's "Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways."

#### **Reason**

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

#### **Advice**

A 1.5m wide footpath along Viles Street for entire frontage of the development site required and will be conditioned accordingly.

#### **Request Item 5 - Landscaping**

The applicant is requested to provide an amended site plan illustrating a densely planted landscape buffer with a minimum width of 2m along all boundaries shared with a residential zone. Amended plans should also indicate the type of boundary screen fencing to be provided (including the proposed 'wall' between the subject site and adjoining property at 106-108 Bowen Road, Rosslea) and the provision of appropriate street trees to both road frontages.

#### **Reason**

To demonstrate compliance with PO10 and PO11 of the Low density residential zone code.

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#### **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](http://www.townsville.qld.gov.au)

If you have any further queries in relation to the above, please do not hesitate to contact Taryn Pace on telephone 07 4727 9426, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development