



Date >> 17 September 2024

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on *17 September 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: | MCU24/0084 |
| Assessment no: | 5401402 |
| Proposal: | High Impact Industry - Green Waste and Mulch Storage |
| Street address: | 75 Bougainville Street ROSENEATH QLD 4811 |
| Real property description: | Lot 1 RP 742982 |
| Applicant's reference: | MCU - 75 Bougainville |

The information requested is set out below >>

Request Item 1 - Traffic Impact Assessment

The applicant is requested to submit a Traffic Impact Assessment report 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.

Reason

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

Advice

The planning report suggests that there will be a minimum of three (3) trucks accessing the site during a weekday. As such it is important to ensure that the function, safety and efficiency of the transport network are maintained.

Request Item 2 - Suitability of Existing Crossover/Culvert on Stuart Creek

The applicant is requested to submit a report providing engineering assessment of the existing crossover/culvert over Stuart Creek including any works that may be required to service the

development. The report must be certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).

Reason

To demonstrate compliance with Performance Outcome PO5 of the Transport impact, access and parking code of the Townsville City Plan.

Request Item 3 - Site Access and Driveway

The applicant is requested to provide a plan clearly indicating the areas where vehicles are proposed to be driven. Aerial view indicates that upon entry the vehicles do not remain within the site. Instead, the vehicles enter the site, exit into unnamed road before re-entering the site.

Reason

To demonstrate compliance with Performance Outcome PO5 of the Transport impact, access and parking code of the Townsville City Plan.

Request Item 4 - Bushfire Hazard Assessment

The applicant is requested to provide a Bushfire hazard assessment completed by a suitably qualified person as per the requirements of SC6.8 Mitigating bushfire hazard planning scheme policy.

Reason

To demonstrate compliance with Bushfire Hazard Overlay Code of the Townsville City Plan.

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.

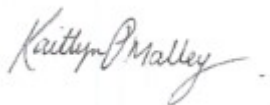
Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

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 Kaitlyn O'Malley on telephone 07 4727 9415, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Kaitlyn O'Malley', is written over a light blue rectangular background.

For Assessment Manager
Planning and Development