

Our ref: 430797
Your ref: MCU26/0053

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Cairns QLD 4870
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Date: 08 July 2026

The Chief Executive Officer
Townsville City Council
PO Box 1268
Townsville QLD 4810

Attn: Kate Wilkes

Dear Kate ,

148 Yolanda Drive, Townsville
Information Request Response (pursuant to Section 13 of the Development Assessment Rules)
Your Ref: MCU26/0053

We refer to Council's information request, dated 1 July 2026, for the development application over the above site.

Pursuant to sections 13.2 of the *Development Assessment Rules* we provide our response to this information request below.

In accordance with Section 13.3 of the *Development Assessment Rules*, we confirm that this letter and attachments constitute our response to Council's information request. Accordingly, we request that Council proceed with assessment of the development application.

Information Request Response

1 Development Plans

The applicant is required to submit the Development Plans referenced in Appendix A of the Engineering Services Report, Project No. 1194, Ref: R-NP0365, Rev B, dated 02/06/2026, prepared by Langtree Consulting for review by Council.

Response

Due to the size of the Engineering Services Report prepared by Langtrees Consulting, the appendices, including the Development Plans referenced in the engineering assessment were provided as a separate link within the email correspondence to the development application. A copy of the Development Plans are provided as **Attachment A**.

Refer to **Attachment A** – Development Plans.

2 Water and Waste Report

The applicant is required to submit the Water and Wastewater Report referenced in Appendix B of the Engineering Services Report, Project No. 1194, Ref: R-NP0365, Rev B, dated 02/06/2026, prepared by Langtree Consulting for review by Council.

Response

Due to the size of the Engineering Services Report prepared by Langtrees Consulting, the appendices, including the Water and Waste Report referenced in the engineering assessment were provided as a separate link within the email correspondence to the development application. A copy of the Water Supply & Sewerage Capacity Assessment prepared by DPM Water is provided as **Attachment B**.

Refer to **Attachment B** - Water Supply & Sewerage Capacity Assessment.

3 Flood Modelling Report

The applicant is required to submit the Flood Modelling Report referenced in Appendix D of the Engineering Services Report, Project No. 1194, Ref: R-NP0365, Rev B, dated 02/06/2026, prepared by Langtree Consulting for review by Council.

Response

Due to the size of the Engineering Services Report prepared by Langtrees Consulting, the appendices, including the Flood Modelling Report referenced in the engineering assessment were provided as a separate link within the email correspondence to the development application. A copy of the Flood Impact Assessment prepared by Venant Solutions Pty Ltd is provided as **Attachment C**. Hydrological and hydraulic assessments to quantify the pre-development and post-development flows have been prepared by Langtrees Consulting and provided for reference as **Attachment D**.

Refer to **Attachment C** – Flood Impact Assessment.

4 Amended Noise Impact Assessment

The applicant is requested to provide an updated Noise Impact Assessment to consider noise impacts associated with events held outside normal school hours. The updated noise report should detail any required recommendations for limiting noise impacts on the nearby sensitive receptors.

Response

As you are aware, Annandale Christian College (ACC) was originally established on the site in 1988 and has subsequently been expanded and modified in accordance with separate development permits for a Material Change of Use (MCU). This incremental approach to the expansion of the school has resulted a number of development permits being in effect over the site concurrently and the site currently has a number of extant approvals for material change of use, including that granted by Court Order Consent dated 15 January 2015. A copy of the Court Order Consent is provided for reference as **Attachment E**.

The existing development approvals include provision for a multi-purpose centre (Pioneer Hall), which is fully enclosed and is lawfully used for the purpose of school events, including presentation / awards nights, one each for the primary and secondary schools, and school disco. These events are located within the approved hall, occurring on a few nights per year and generally conclude before 10pm. It is noted that these events have occurred without incident in accordance with the existing development approvals. The College no longer operates an Outside School Hours Care (OSHC) program and no additional outside normal school hours events are proposed to be undertaken.

No such events are proposed to be undertaken within the proposed Hub and Heart Building.

It is also noted that the dwelling house located the closest to the College was recently purchased by the College and is subject of Development Permit for Material Change of Use MCU24/0120. Given that the school has operated for a period of over three decades without notable adverse noise impacts on nearby sensitive receptors, it would be reasonable to include a condition on the development application which is generally consistent with the existing Court Order condition:

Noise Management

Condition

An occupier of a building must not use, or permit the use of, the building as an indoor venue on any day –

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- (a) Before 7am, if the use makes audible noise for the surrounding residents; or*
- (b) From 7am to 10pm, if the use make noise of more than 5dB(A) above the background level; or*
- (c) From 10pm to midnight, if the use makes a noise of more that 3dB(A) above the background noise level.*

The applicant is agreeable to the imposition of a reasonable and relevant condition that requires that the noise emanating from the approved development does not adversely impacting sensitive receptors, whilst also allowing for school related events to occur within the existing multi-purpose hall and surrounds.

I trust that this information is sufficient to enable assessment of the development application. We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below).

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Stacey Devaney
Principal Planner
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(07) 4276 1033

cc: **Attachment A:** Development Plans
 Attachment B: Water Supply & Sewerage Capacity Assessment
 Attachment C: Flood Impact Assessment
 Attachment D: Hydrological and Hydraulic Assessments
 Attachment E: Court Order Consent