

From: "Development Assessment"
Sent: Thu, 15 Aug 2024 12:56:28 +1000
To: "rahplanning@bigpond.com" <rahplanning@bigpond.com>
Cc: "Maris-Claire Salazar" <maris-claire.salazar@townsville.qld.gov.au>
Subject: MCU21/0089.03 - Letter - Information Request - 325 Shaw Road SHAW
Attachments: MCU21 0089 03 - Letter - Information Request - 325 Shaw Road SHAW.pdf

Good afternoon,

Please find attached an electronic copy of the above mentioned; these documents will also be available in ePlanning [Launch ePlanning](#)

If you have any questions please don't hesitate to contact the Planning Services, Assessing Officer Maris-Claire Salazar, on 4727 9412.

Kind regards,

Planning and Development Services
TOWNSVILLE CITY COUNCIL

P 13 4810 **E** developmentassessment@townsville.qld.gov.au

103-141 Walker Street, Townsville QLD 4810
PO Box 1268, Townsville QLD 4810

www.townsville.qld.gov.au



OUR VISION - A globally connected community driven by lifestyle and nature **OUR PURPOSE - Grow Townsville**

WINNER QLD TRAINING AWARDS LARGE EMPLOYER OF THE YEAR 2022 & 2023

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



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Date >> 15 August 2024

Rahab Planning
5 Kanbara Street
FLINDERS PARK SA 5025

Email >> rahplanning@bigpond.com

Dear Sir/Madam

PO BOX 1268, Townsville
Queensland 4810

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

ABN: 44 741 992 072

Information Request

Planning Act 2016

As per our telephone conversation on 14 August 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:	MCU21/0089.03
Assessment no:	13901029
Proposal:	Change Other to Development Approval associated with M16/0015
Street address:	325 Shaw Road SHAW QLD 4818
Real property description:	Lot 19 SP 107219

The information requested is set out below >>

Request Item 1 - Amended Site Plan

The applicant is requested to provide an amended site plan to include the following:

- Detail of the proposed carwash layout, including appropriately notating vacuum bay(s), auto carwash bay(s) and carparking including dimensions.
- Detail of the proposed layout of the Service station, including appropriately notating all building and/or structures including but not limited to shop front(s), fuel bowsers, underground/overground fuel tanks, pylon sign (if proposed), air/water point, refuse area, delivery area etc.
- A 1.0m end aisle widening as identified in Page 11 of the Traffic impact Assessment Report.

Reason

To allow Council to undertake a full and detailed assessment of the application.

Advice

The applicant is advised that Council requires further details to the internal layout of the development to clearly identify the extent of the proposed changes.

Request Item 2 - Elevation Plans

The applicant is requested to provide elevations of the proposed development.

Reason

To allow Council to undertake a full and detailed assessment of the application.

Advice

Given the internal layout changes and potential changes to tenancies, elevations are required of the service station, carwash building and any advertising signage proposed as part of the development.

Request Item 3 - Amended Traffic Impact Assessment

The applicant is requested to provide an amended Traffic Impact Assessment to include swept path assessments for all car wash bays.

Reason

To demonstrate compliance with Performance Outcome PO8 of the Transport impact, access and parking 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 Maris-Claire Salazar on telephone 07 4727 9412, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development