

From: "Macy Atkinson" <matkinson@milfordplanning.com.au>
Sent: Thu, 26 Jun 2025 14:22:40 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Jake Kidner" <jake.kidner@townsville.qld.gov.au>; "George Milford" <gmilford@milfordplanning.com.au>
Subject: M2321 - Response to Information Request - Proposed Mental Heath Service - 131 & 133 Thuringowa Drive, Kirwan
Attachments: OM2321 - Response to Information Request Package.pdf

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Good afternoon,

Please refer to the **attached** correspondence for your action.

If you have any questions regarding this correspondence, please contact the undersigned.

Thanks very much.

Kind regards,

Macy Atkinson | TOWN PLANNER



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283 Flinders Street, Townsville City Q 4810

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MP ref: M2321
DA ref: MCU25/0027
QA: ma.sj

26 June 2025

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810
Via: developmentassessment@townsville.qld.gov.au

Attention: Jake Kidner – Planning and Development

Dear Jake,

Re: Response to Information Request
Development Application seeking a Development Permit for Material Change of Use – Health Care Services (Mental Health Practice) on land described as Lots 13 and 14 on RP734832 and located at 131 and 133 Thuringowa Drive, Kirwan

On behalf of the Applicant, Milford Planning refer to the abovementioned development application and to correspondence dated **13 June 2025**, being the formal Information Request issued by Townsville City Council (Council) (refer **Attachment 1**).

In response to Council's Information Request, and in accordance with Section 13.2 of the Development Assessment Rules, we hereby provide a response to all of the information requested as detailed in **Table 1** below.

Table 1 – Response to Information Request

Item	Response
Item 1 Traffic and Access	<p>This item requested the Applicant to identify the largest vehicle anticipated to access to the site and to nominate an ambulance bay on site or provide a swept path diagram demonstrating that an ambulance can safely enter, manoeuvre, and exit the site and that other vehicles can safely manoeuvre with ongoing ambulance activity.</p> <p>In response to this item, it is noted that the proposed use is a low impact mental health service operating on an appointment-only basis. As such, and as noted in the 'advice' part of Item 1, ambulance attendance is not expected to form any regular part of site activity. Unlike health care services that deal with emergencies or high-risk conditions, the nature of this practice does not typically involve emergency response.</p>

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Table 1 – Response to Information Request

Item	Response
	<p>In the rare event that ambulance access is required, the existing sealed parking area at the front of the site provides direct access from Thuringowa Drive. This space includes a designated PWD bay with an adjacent shared unloading zone, which can readily accommodate temporary ambulance standing without impeding access or circulation. Given the low volume of patient visitation and the infrequency of PWD space occupation, this area is expected to remain sufficiently available, or can be made available, for emergency use without requiring a dedicated ambulance bay.</p> <p>Furthermore, this front parking area is an existing feature of the site that has operated without conflict. It is located outside the movement path to the proposed rear car park and does not interfere with site circulation.</p> <p>On this basis, it is considered that the development complies with the intent of PO17 and PO20 of the Transport Impact, Access and Parking Code, and that no additional swept path analysis or ambulance-specific design intervention is warranted.</p>
Item 2 Site Drainage Plan	<p>In response to this item, it is noted that the proposed rear carpark is located primarily within areas identified as low flood hazard, with minor encroachment into medium hazard. Council's updated flood modelling suggests a lower level of risk than the overlay mapping indicates.</p> <p>Stormwater runoff from the proposed rear carpark will be directed to a lawful point of discharge via appropriate measures confirmed during detailed design.</p> <p>While no formal drainage easement currently exists, a right of way easement is proposed over the shared access corridor between Lots 13 and 14. This corridor will provide both vehicle access and a suitable drainage route toward the front of the site. Any required legal mechanism or engineering solution to ensure lawful drainage will be addressed at the detailed design stage.</p> <p>The applicant is amenable to a condition of approval requiring submission of a drainage plan or RPEQ-certified design, prior to commencement of use, to demonstrate compliance with relevant code provisions.</p>
Item 3 Refuse Storage and Collection	<p>This item requested to provide details about how refuse is to be collected on-site and, where required under SC6.4.22 Waste Management of the Townsville City Plan, nominate a refuse storage area.</p> <p>In response to this item, it is noted that the proposed development will generate only low volumes of general waste, consistent with a small office-style consulting practice. No medical, clinical, or commercial food waste will be produced.</p> <p>The site currently utilises standard, Council-issued wheelie bins for kerbside collection, which is expected to remain appropriate for the scale and nature of the use. These are stored at the rear of the building and placed along the Thuringowa Drive kerb on collection days. There is sufficient frontage space to accommodate bins without disrupting traffic or pedestrian movement.</p> <p>Given the low waste output and the lack of any operational change to the building's external form or bin placement, a dedicated on-site refuse area is not necessary. The existing kerbside collection arrangement is considered to satisfy PO33 of the Works Code.</p>



Proceeding

We trust the above and attached information is sufficient to allow Council to assess the development application. If Council is of the view that the response does not appropriately address the Information Request, we request the opportunity to meet to discuss further.

If you have any questions regarding this correspondence, please contact the undersigned or George Milford on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING


Electronic

Macy Atkinson
TOWN PLANNER

Encl: Council Information Request

Attachment 1



Date >> 13 June 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Deep Speak
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Dear Sir/Madam

Information Request

Planning Act 2016

As per our correspondence on 13 June 2025 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:	MCU25/0027
Assessment no:	12712068
Proposal:	Health Care Services - Mental Health Practice
Street address:	131 Thuringowa Drive KIRWAN QLD 4817
Real property description:	Lot 13 RP 734832 Lot 14 RP 734832
Applicant's reference:	M2321

The information requested is set out below >>

Request Item 1 - Traffic and Access

The applicant is requested to identify the largest vehicle anticipated to access to the site and to nominate an ambulance bay on-site or provide a swept path diagram demonstrating that an ambulance can safely enter, manoeuvre and exit the site and that other vehicles can safely manoeuvre with ongoing ambulance activity.

Reason

To demonstrate compliance with Performance Outcome PO17 and PO20 of the Transport impact, access and parking code of the Townsville City Plan.

Advice

The applicant is advised that SC6.10 Parking rates planning scheme policy of the Townsville City Plan nominates that 1 ambulance bay be provided for health care services uses. It is understood, however, that the nature of this development is less likely to require ambulance attendance than regular health care services uses. As such, Council has requested the above information to confirm that an ambulance can still

safely enter, manoeuvre and exit the site without a dedicated ambulance bay.

Request Item 2 - Site Drainage Plan

The applicant is requested to provide a site drainage plan for the proposed rear carpark, identifying any drainage easement (or via. access easement) that may be required to ensure lawful drainage of the subject lot can occur.

Reason

To demonstrate compliance with Performance Outcome PO7 of the Flood hazard overlay code and A09.2 of the Works code of the Townsville City Plan.

Request Item 3 - Refuse Storage and Collection

The applicant is requested to provide details about how refuse is to be collected on-site and, where required under SC6.4.22 Waste Management of the Townsville City Plan, nominate a refuse storage area.

Reason

To demonstrate compliance with Performance Outcome PO33 of the Works 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 Jake Kidner on telephone 07 4417 5240, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in grey ink, appearing to read 'Shwilly'.

For Assessment Manager
Planning and Development