

7 May 2025

City of Townsville  
PO Box 1268  
Townsville QLD 4810

Attention: Jake Kidner

**MCU25/0013 – Information Request Response**

**Development at 153-157 Dalrymple Road (Main), Garbutt QLD 4814**

In response to City of Townsville's Information Request dated 7 April 2025, please find below information which will form the response to Item 3.

**Request Item 3 - Water & Sewer Assessment**

*The applicant is requested to provide a water and sewer assessment report certified by an RPEQ which identifies the demands associated with the development and any upgrades required to Council's infrastructure to accommodate the development.*

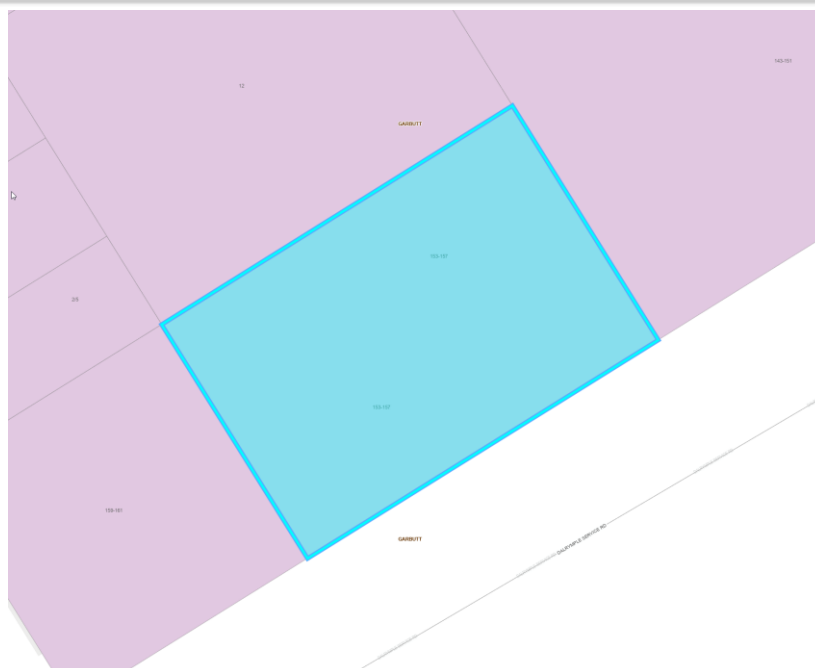
**Reason**

*To demonstrate that infrastructure is adequate for the needs of the intended use in accordance with relevant codes and policy direction.*

**Response:** A review of the proposed development and existing developments water and sewer demand has confirmed the following.

In accordance with Table 4.2.1 Relationship between LGIP development categories, development types and uses, both the intended use (Educational Facility) and existing use (Place of Worship) are both classified under the same Non-residential development services provisions. In accordance with the Townsville Maps the site is zoned under Low impact Industry.

Sewer and water demand for low impact industry is typically calculated on a m<sup>2</sup> basis. There is no intention for the modification of the existing gross floor area or zoning for the development and therefore no change to the expected demand. Refer to the below figure for the extract of the site zoning.



**Figure 1 – TownsvilleMAPS extract for development zoning**

In addition to the above the existing approved use (Place of Worship) generates a maximum congregation of 300 people. The proposed developed seeks the approval for an Educational Facility with a total patronage of 128 student and 30 staff. There is therefore a reduction of over 40% in demand requirements for the proposed use.

Due to the significant reduction in demand, it is not considered appropriate to undertake formal demand assessment for the development.

We trust that the above response provides adequate information for City of Townsville to approve the above-mentioned development application.

If you have any concerns regarding this correspondence, please do not hesitate to contact the undersigned.

**Regards**



**Adrian Rodgers**  
Principal Civil Engineer  
Rodgers Consultancy Services



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