



Date >> 07 April 2025

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per Council's correspondence on 7 April 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:	MCU25/0013
Assessment no:	1038008
Proposal:	Educational establishment
Street address:	153-157 Dalrymple Road (Main) GARBUTT QLD 4814
Real property description:	Lot 1 SP 145199
Applicant's reference:	25677

The information requested is set out below >>

#### Request Item 1 - Confirmation of On-Site Parking Requirements

The applicant is requested to provide:

- confirmation of the age of students attending the proposed educational establishment;
- the number of students able to be collected via shuttle bus; and
- details of bus pick-up and set-down for the shuttle bus.

#### Reason

To demonstrate compliance with Performance Outcome PO2 of the Works code of the Townsville City Plan.

#### Advice

*The applicant is advised that the traffic impact assessment utilises the parking calculation provided in SC6.10 for tertiary education rather than that for secondary education which alters depending on the number of driving age students. Assuming all 128 students attending at one time are of driving age and each of the 30 staff attend each day, there is a shortfall of 24 car parking spaces rather than the 8 detailed in the traffic impact assessment.*

*As noted in the planning report, the provision of shuttle bus may alleviate this shortfall somewhat, but in order to do so, it must be able to safely enter and exit the site as there are no drop-off facilities explicitly denoted on the plans and Council requires an understanding of how many students will be able to use this service.*

#### **Request Item 2 - Traffic Impact Assessment**

- a. The applicant is requested to provide an amended Traffic Impact Assessment (TIA) report certified by an RPEQ and which meets the requirements of a Moderate TIA in accordance with SC6.4 Development manual planning scheme policy of the Townsville City Plan. Per SC6.4.5.2(2)(c), “a moderate level TIA Report will be performed using traffic forecasting processes or computerised methods (e.g., Sidra) to estimate and analyse traffic flows on the surrounding road network at predefined time horizons.”; and
- b. The amended TIA is also requested to include swept path analysis diagrams for the shuttle bus manoeuvres demonstrating that the shuttle bus can safely manoeuvre on the site and enter and exit in a forward gear.

#### **Reason**

To demonstrate that the development will not adversely impact the external transport network in accordance with relevant codes and policy direction.

#### **Advice**

*The applicant is advised that, as per Table SC6.4.5.2 of the Townsville City Plan, a Moderate TIA report is required where a development results in “new or additional trip generation in a peak hour of 20 to 300 trips directly accessing a street.” The submitted TIA identifies that peak hour trip generation falls within this range.*

*Council prefers an amended TIA document, rather than an addendum to the original report.*

#### **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.

#### **Advice**

*Council’s water and sewer network models can be requested via the following link: <https://fs6.formsite.com/townsvillecc/form83/index.html>.*

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Council wishes to provide the following advice:

#### **Advice Item 1 - Landscaping**

*The applicant is advised that Council is implementing development conditions that will require additional plantings, consisting of low shrubs and ground covers to provide dense coverage to the main garden in front of the building to better align with the Landscape code of the Townsville City Plan.*

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**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](http://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](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development