



Date >> 13 June 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Deep Speak
C/- Milford Planning
PO Box 5463
TOWNSVILLE CITY QLD 4810

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

ABN: 44 741 992 072

Email >> info@milfordplanning.com.au

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', is positioned above the printed name.

For Assessment Manager
Planning and Development