



Date >> 18 December 2024

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 18/12/24 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:	MCU24/0117
Assessment no:	13901024
Proposal:	Child care centre (120 Children), Service Station, Car Wash, Food and drink outlet and Low impact industry combined with RAL24/0075 - Greater Ascot (Neighbour Centre)
Street address:	182 Shaw Road SHAW QLD 4818
Real property description:	Part Lot 5000 SP 334260 Part Lot 5001 SP 349172 Part Lot 5001 SP 349172
Applicant's reference:	26700-342-01

The information requested is set out below >>

Request Item 1 - Flood Impact Assessment (FIA)

The applicant is requested to provide a Flood Impact Assessment demonstrating that the that development does not increase the potential for flood damage on-site or to other property.

Reason

To demonstrate compliance with Performance Outcomes of the Flood hazard overlay code of the Townsville City Plan.

Advice

The applicant is advised that FIA must be prepared using the most recent flood model data and in accordance with SC6.7.4 Attachment 1 - Guidelines for preparation of flood studies and reports for Townsville City Plan.

Request Item 2 - Masterplan - Active Transport and Public Transport

The applicant is requested to provide a Masterplan for the active transport and public transport networks with consideration towards the following:

- a) pathway for future connection going north along Shaw Road;
- b) pathway along Shaw Rd and Dalrymple Rd must connect to the Shaw Rd signalised intersection for both pedestrians and cyclists;
- c) connectivity to public transport bus stops;
- d) pedestrian connectivity, specifically east/west;
- e) taxi/drop zone;
- f) active transport and/or public transport user access to and from the site;
- g) bicycle and motorbike parking;
- h) sight visibility between pedestrians and vehicles at the roundabouts.

Reason

To demonstrate compliance with Performance Outcome PO3 of the Transport impact, access and parking code of the Townsville City Plan.

Advice

The applicant is advised that Traffic Impact Assessment (TIA) must be amended to include the items above, as required.

Request Item 3 - Amended Traffic Impact Assessment (TIA)

The applicant is requested to provide an amended Traffic Impact Assessment to include the following:

- a) expected time frames for commencement and completion of works, and commencement of use.
- b) for major arterial road, a traffic growth rate of 2% must be adopted.
- c) swept path analysis including advice on the largest vehicle accessing each lot, including waste storage area and loading area.
- d) confirmation that the central island radius for proposed roundabouts are able to meet the requirements as outlined in the Austroads Guide to Road Design: Part 4B.

Reason

To demonstrate compliance with Performance Outcome PO1 of the Transport impact, access and parking code of the Townsville City Plan.

Advice

Pathway along full frontage of the proposed childcare centre must be 2.5m.

Request Item 4 - Waste Management Plan/Facilities

The applicant is requested to provide the following for each use/lot:

- a) details on the proposed on-site waste management facilities for the storage of waste and recyclable material.
- b) plans must clearly identify the bin storage area.
- c) swept path analysis demonstrating accessibility for waste collection.

Reason

To demonstrate compliance with Performance Outcome PO33 of the Works code of the Townsville City Plan.

Request Item 5 - Stormwater Management Plan

The applicant is requested to provide a Stormwater Management Plan prepared in accordance with SC6.4.9 Stormwater quantity and SC6.4.10 Stormwater quality of the Townsville City Plan.

Reason

To demonstrate compliance with Performance Outcomes of the Healthy waters code.

Advice

Townsville City Council currently does not have a catchment-based stormwater quality management system and therefore there is no adopted policy on monetary contributions towards such a system.

The applicant is advised that Engineering Report must be amended to include the items above, as required.

ADVICE

The applicant is advised that stormwater and water reticulation within private property including easement(s) remain privately owned and maintained.

Request Item 6 - Car Park Amenity

The applicant is requested to provide shade over car parking areas at Pad Site 5, 6, 7 and the car wash.

Reason

To demonstrate compliance with Performance Outcomes of the Transport impact, access and parking code.

Advice

Preference is for trees to be used, however if this is not practical, then details of shade structures such as 'shade sails' or solid structures must be provided.

Request Item 7 - Pedestrian Connection to Child Care Centre

The applicant is requested to demonstrate how pedestrians, who may be residents of Greater Ascot, could walk to the proposed child care centre.

Reason

To demonstrate compliance with Performance Outcomes of the Transport impact, access and parking code.

Advice

If appropriate connection is not available though the current design, a temporary pedestrian access may be proposed.

Request Item 8 - Landscape Plan

The applicant is requested to provide a Landscape Plan to address all requirements of the Landscape code, however specific attention should be given to:

- a) large trees along the Dalrymple Road frontage
- b) soft landscaping to separate the drive through lanes from adjacent roads
- c) shade in the car parking areas to reduce the heat island effect

Reason

To demonstrate compliance with Performance Outcomes of the Landscape code.

Advice

The applicant is advised that well designed soft landscape separating the drive-through lanes from adjacent roads, particularly Dalrymple Rd must be provided. The main reason for this is to block headlight glare and minimise confusion between vehicle movements. Plantings in this location should be designed to minimise maintenance interventions by selecting species that are suited to the garden area and that only grow to a height of around 1m - 1.2m, therefore reducing any hedging maintenance. This will also address the streetscape enhancement sought by the planning scheme.

Request Item 9 - Bicycle parking

The applicant is requested to provide additional bicycle parking facilities at QSR4 and the service station.

Reason

To demonstrate compliance with Performance Outcomes of the Transport impact, access and parking code.

Advice

Currently bicycle parking is only indicated at QSR5.

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.

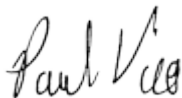
Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

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 Estelle Trueman on telephone 07 47278303, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Paul Vee'.

For Assessment Manager
Planning and Development