



Date >> 25 February 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 21 February 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:	MCU25/0006
Assessment no:	4826235
Proposal:	Multiple Dwelling - 34 Units
Street address:	12-14 Waverley Lane DOUGLAS QLD 4814
Real property description:	Lot 999 SP 159422
Applicant's reference:	NP24.257

The information requested is set out below >>

Request Item 1 - Water and Sewer Network Planning

The applicant is requested to provide a water and sewer network planning report demonstrating that the development is able to be appropriately serviced by existing water and sewer infrastructure.

Reason

To demonstrate compliance with Performance Outcome PO25 of the Reconfiguring a lot code of the Townsville City Plan.

Advice

Townsville City Council does not permit the direct connection of pump systems to water mains for firefighting purposes. Private building fire systems must comply with relevant building codes and standards.

Request Item 2 - Stormwater Management Plan (Quantity and Quality)

The applicant is requested to provide a stormwater management plan demonstrating that the development can discharge to a lawful point of discharge without adversely affecting drainage characteristics, whilst also complying with the Water Quality Objectives.

Reason

To demonstrate compliance with Performance Outcome PO1 of the Healthy waters code and PO25 of the Reconfiguring a lot code of the Townsville City Plan.

Request Item 3 - Access Location(s)

The applicant is requested to relocate the proposed access on Waverley Lane to be within the Access Easement (Easement B on SP159422 (Easement No. 706979916)).

Reason

To demonstrate compliance with Performance Outcomes PO5 and PO7 of the Transport impact, access and parking code of the Townsville City Plan.

Request Item 4 - Traffic Impact Assessment

The applicant is requested to provide a Traffic Impact Assessment (TIA) demonstrating the proposed development is able to be appropriately serviced by existing road infrastructure.

Reason

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

Advice

The applicant is advised to consider the following in the TIA:

- *Council is currently working towards more efficient and safer traffic circulation on Waverley Lane, details will be provided to the developer once finalised;*
- *The proposed access location, considering Request Item 3;*
- *Queuing time at gates;*
- *Swept paths for all vehicles accessing the development;*
- *Speed limit within internal driveways;*
- *Pedestrian safety as staircase doors and lift doors open into the driveway. Confirm this is acceptable as per requirements of National Construction Code 2022.*

Request Item 5- Landscaping Plan

The applicant is requested to provide a Landscaping Plan.

Reason

To demonstrate compliance with the Landscape code of the Townsville City Plan.

Request Item 6 - Footpath connectivity

The applicant is requested to provide amended plans demonstrating pedestrian connectivity to the Ross River pathway network.

Reason

To demonstrate compliance with the Townsville City Plan.

End of Information Request >>

In addition to the above Information Request items, the following advice is provided for your consideration >>

Advice 1

The applicant is advised to consider the location of the communal recreation open space. The current development plans propose the pool and BBQ area adjoining the bin refuse location, which may result in undesirable amenity impacts for users of the communal open space. In addition, the proposed communal open space will be visible from the internal facing verandas/balconies, resulting in potential overlooking impacts.

Advice 2

The applicant is advised to consider the following urban design outcomes and make any changes to the proposal plans, as necessary:

- The current floorplan designs do not encourage natural cross-ventilation, limiting each unit to rely on air-conditioning to be able to be liveable most of the year round;
- Internally isolated toilets, bathrooms and kitchens with no natural light and ventilation is may result in these spaces being undesirable for residents;
- It appears disabled access has not been considered, or at least is not clearly indicated, for most of the units, specifically the entry hallways and bathrooms in each proposed unit. Building certification will require this for approval.

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.

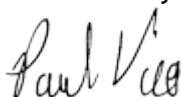
Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

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 Kaitlyn O'Malley on telephone 07 4727 9415, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development