



Date >> 10 December 2024

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 3 December 2024 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:	MCU24/0108 & RAL24/0067
Assessment no:	2913001
Proposal:	Preliminary Approval - Variation Request to override the planning scheme to facilitate development in accordance with the <i>Townsville Waterpark, Hotel, and Beachclub Plan of Development</i> combined with Development Permit - Reconfiguring a Lot - Boundary realignment
Street address:	1-105 Racecourse Road CLUDEN QLD 4811
Real property description:	Lot 2 RP 748152 Lot 1 SP 101275
Applicant's reference:	DA041-24

The information requested is set out below >>

Request Item 1 - Revised Plan of Development

The applicant is requested to provide a revised Plan of Development addressing the following matters:

- Provision of an updated Precinct Plan clearly showing the entire Plan of Development Area and precinct boundaries;
- Establishment of separate Tables of Assessment and assessment provisions for all Precincts. Assessment provisions must be revised to correlate with land uses and levels of assessment nominated for each Precinct;
- Establishment of staging provisions aligning with the Purpose Statement of the proposed Plan of Development;
- Removal of Showroom and large format retail land uses from the Plan of Development.

Reason

To demonstrate compliance with the Townsville City Plan.

Request Item 2 - Economic Impact Assessment

The applicant is requested to provide an Economic Impact Assessment prepared in accordance with SC6.5 Economic Impact Assessment Planning Scheme Policy of the Development Manual.

All uses proposed as part of the Plan of Development which are not ordinarily contemplated within the Sport and recreation zone code of the Townsville City Plan must be considered as part of the Economic Impact Assessment.

Reason

To demonstrate compliance with the Townsville City Plan.

Advice

Outcomes / recommendations of the Economic Impact Assessment are to be considered when responding to Request Item 1.

Request Item 3 - Noise Impact Assessment

The applicant is requested to submit a Noise Impact Assessment, prepared by a suitably qualified person as per SC6.4.19 Noise and Vibration of the Development Manual.

Reason

To demonstrate compliance with the Townsville City Plan.

Request Item 4 - Public and Active Transport Masterplan

The applicant is requested to provide a Public and Active Transport Masterplan, demonstrating appropriate internal and external connections to established transport infrastructure.

Reason

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

Request Item 5 - Flood Impact Assessment

The applicant is requested to provide an amended Flood Impact Assessment (FIA) to address the following:

- There are conflicts apparent between the development layouts and FIA figures, in particular the building footprints are shown overlapping with detention basins. The plans and/or flood study is requested to be updated to clarify this;
- The FIA has considered only the 1% and 20% AEP design storm events. The FIA is requested to be amended to consider the full suite of standard design storm AEPs; and
- The report makes reference to a critical duration discrepancy in the Ross River 2021 model, however it is unclear what this is referring to. The relevant critical duration data and mapping was supplied with the model files.

Reason

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

Request Item 6 - Water & Sewer

The applicant is requested to provide clarification on the following from the Engineering Report:

- Regarding sewer Option 3, the applicant is requested to provide in principle support from the Department of Transport and Main Roads (or other relevant department) to locating a pressure sewer main along the eastern verge of Stuart Drive; and
- The applicant is requested to identify the likely location of the sewer pump station within the development site for Options 3 and 4.

Reason

To demonstrate compliance with 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 Taryn Pace on telephone 07 4727 9426, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development