



Date >> 27 September 2024

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 26 September 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:	MCU24/0094
Assessment no:	10812010
Proposal:	Relocatable Home Park
Street address:	99 Hogarth Drive BOHLE PLAINS QLD 4817
Real property description:	Lot 1002 SP 340654

The information requested is set out below >>

Request Item 1 - Flood impact assessment

The applicant is requested to provide a Flood Impact Assessment demonstrating that the proposed development will not create offsite flood impacts (>10mm) to adjoining land and infrastructure for the standard suite of design storm AEPs.

Reason

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

Advice

A flood report by Engeny Water Management is referenced throughout the application documents but was not able to be located.

The proposed development footprint differs to that identified in the latest flood study submitted in support of the Harris Crossing development (*Harris Crossing Development Stage Design Update Flood Impact Assessment Report* by Engeny Water Management, Revision 3 dated 23/03/2023). In particular:

- The development footprint around lots 52 to 63 and the RV carpark (north-western corner) extends beyond the fill pad identified in this earlier flood study; and
- The development footprint around lots 280 to 282 (south-western corner) extends beyond the fill pad identified in the earlier flood study.

Request Item 2 - Traffic impact assessment (external road network)

The applicant is requested to provide a Traffic Impact Assessment report for the proposed development in accordance with SC6.4.5.2 Traffic Impact Assessment (TIA) of the Townsville City Plan. The TIA is to identify impacts to the external road network as a result of the development and any external road upgrades required to accommodate the development.

Reason

To demonstrate compliance with SC6.4.5.2 of the Townsville City Plan.

Request Item 3 - Water and sewer reticulation

- a) The applicant is requested to provide water and sewer network analyses for the proposed development. The analyses are to identify demands associated with the development, demonstrate that adequate service can be provided and identify any external infrastructure upgrades required to accommodate the development.
- b) The applicant is requested to amend the engineering plans to show a single metered water connection (multiple water connections are not permitted).

Reason

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

Advice

A DN150 water main is proposed to be installed as part of existing approval OPW24/0014 (Harris Crossing Stage 14) adjacent to the Hogarth Drive / Dunraven Boulevard roundabout, which will supply water to this development. At the time of writing this water main has not been constructed, and it would be prudent to confirm if this main is required to be upsized to accommodate the development before it is installed.

Request Item 4 - Pedestrian Connectivity

The applicant is requested to amend the site plan to illustrate pedestrian connectivity throughout the development.

Reason

To demonstrate compliance with the Emerging community zone 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 Kaitlyn O'Malley on telephone 07 47279415, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development