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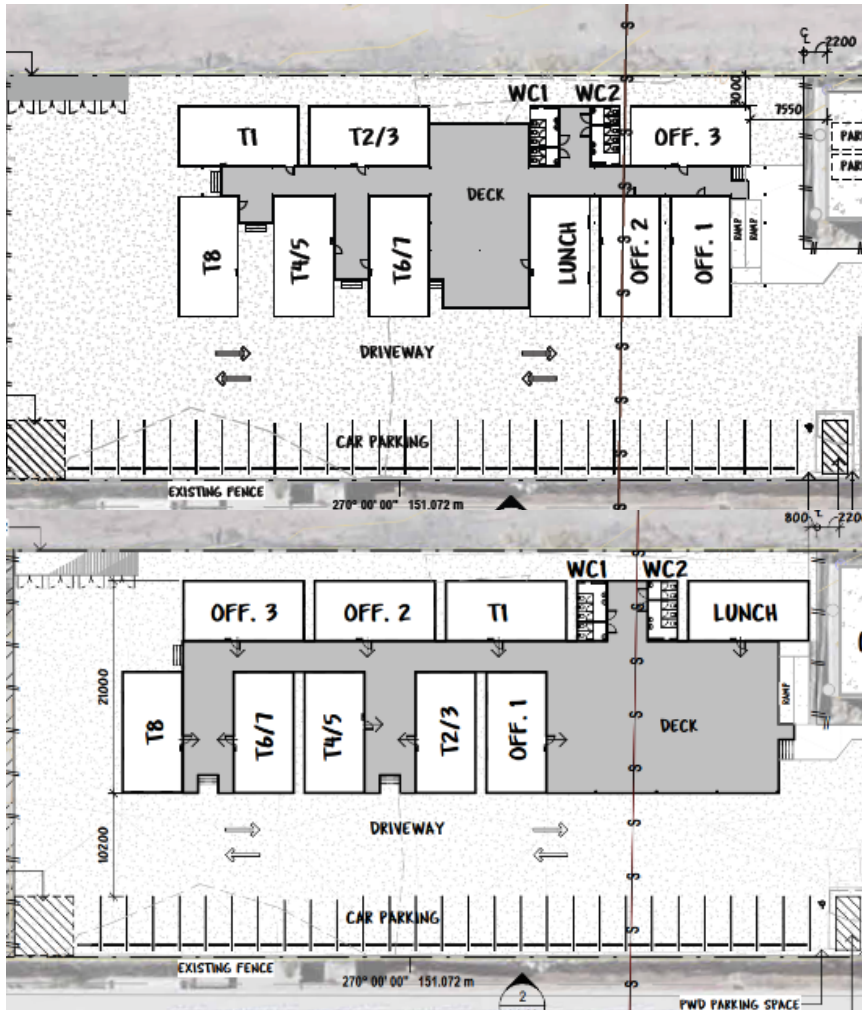
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From: "Kirsten Sellers" <Kirsten.Sellers@mottmac.com>
Sent: Fri, 20 Dec 2024 08:08:54 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Taryn Pace" <taryn.pace@townsville.qld.gov.au>; "Sayeid Chowdhury" <sayeid.chowdhury@townsville.qld.gov.au>
Subject: RE: MCU24/0107 - Letter - Information Request - 15 Hartley Street, Garbutt
Attachments: Combined Plans.pdf, IR Response Letter Stage 1.pdf

Good morning.

Please find attached our response to the Information Request.

Please note there has been a minor redesign on the plans but this has not change the overall GFA, one of the relocatable buildings that was placed east west, has been moved in line with the other buildings running north south. This has allowed us to condense the development area slightly but not impact on GFA, giving better access via the ramp.



If you have any questions please don't hesitate to contact me on 0409574832

Kirsten Sellers

Pronouns: she, her, hers

Technical Director, Planning

Mott MacDonald Restricted

From: Development Assessment <developmentassessment@townsville.qld.gov.au>

Sent: Tuesday, November 12, 2024 12:55 PM

To: Kirsten Sellers <Kirsten.Sellers@mottmac.com>

Cc: Taryn Pace <taryn.pace@townsville.qld.gov.au>; Sayeid Chowdhury <sayeid.chowdhury@townsville.qld.gov.au>

Subject: MCU24/0107 - Letter - Information Request - 15 Hartley Street, Garbutt

Good afternoon,

Please find attached an electronic copy of the above mentioned.

If you have any questions please don't hesitate to contact the Assessing Officer Taryn Pace, on 4727 9426.

If you would like to follow the progress of your application online, please click on [Launch ePlanning](#) to access.

Kind regards,

Planning & Development
TOWNSVILLE CITY COUNCIL

P 13 4810 E developmentassessment@townsville.qld.gov.au

143 Walker Street, Townsville QLD 4810 | PO Box 1268, Townsville QLD 4810



OUR VISION - A globally connected community driven by lifestyle and nature **OUR PURPOSE - Grow Townsville**

WINNER QLD TRAINING AWARDS LARGE EMPLOYER OF THE YEAR 2022 & 2023

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



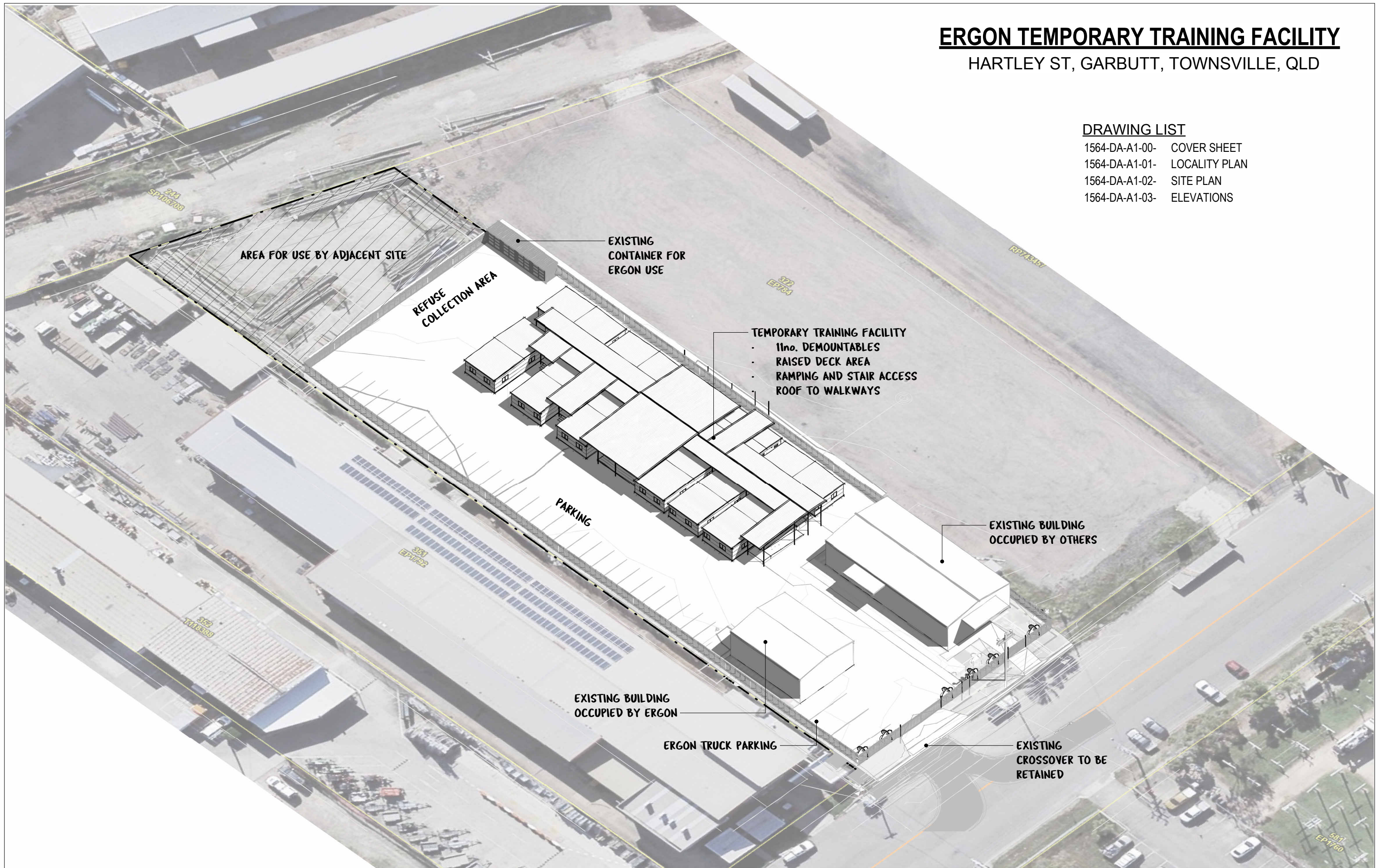
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ERGON TEMPORARY TRAINING FACILITY

HARTLEY ST, GARBUTT, TOWNSVILLE, QLD

DRAWING LIST

1564-DA-A1-00-	COVER SHEET
1564-DA-A1-01-	LOCALITY PLAN
1564-DA-A1-02-	SITE PLAN
1564-DA-A1-03-	ELEVATIONS



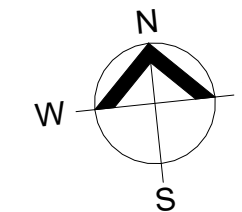
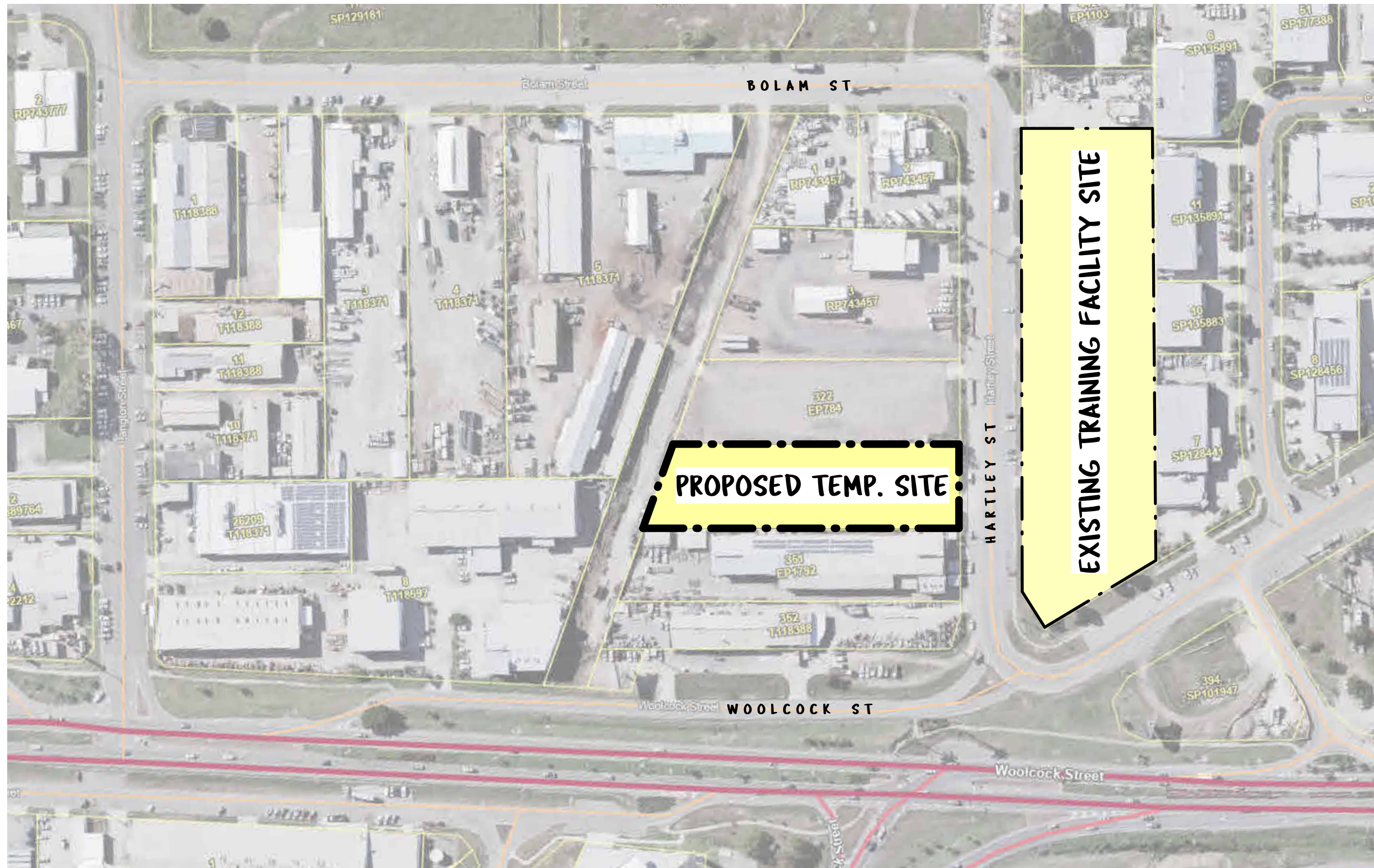
AMENDMENTS	DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.
P1 FOR CLIENT REVIEW	29/04/2024	
P2 DA ISSUE	3/10/2024	
P3 DA ISSUE	19/12/2024	



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 w. www.clarkeandprince.com.au

DRAWN	JB/BM	SCALE	1 : 500	SIZE	A3
APPROVED	SC	DATE	APRIL 2024		

PROJECT	TEMPORARY TRAINING FACILITY		
	15-17 HARTLEY ST, GARBUTT		
	ENERGY QUEENSLAND LIMITED		
FOR			
DWG	COVER SHEET		
DWG No.	1564-DA A1-00	STAMP	PRELIMINARY
ISSUE	P3		



**PROPOSED TEMPORARY SITE
PROPERTY INFORMATION**

LOT NUMBER 361
 PLAN NUMBER EP784
 PARISH COONAMBELAH
 COUNTY ELPHINSTONE
 SITE AREA 5,792 m2

ZONE

MEDIUM IMPACT INDUSTRY

**EXISTING TRAINING
FACILITY SITE
PROPERTY INFORMATION**

LOT NUMBER 581
 PLAN NUMBER EP1760
 PARISH COONAMBELAH
 COUNTY ELPHINSTONE
 SITE AREA 14,185 m2

ZONE

COMMUNITY FACILITIES

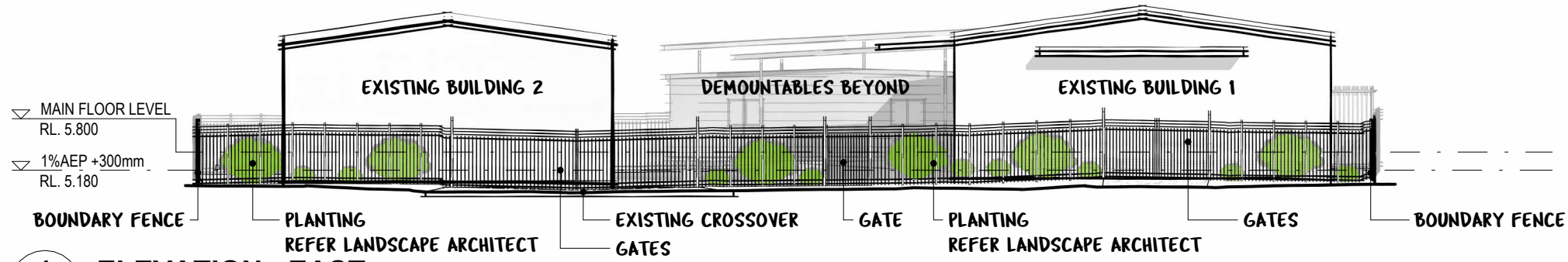
1 LOCALITY PLAN
 A1-03 SCALE - 1 : 2000

AMENDMENTS	DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.
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P3 DA ISSUE	17/10/2024	

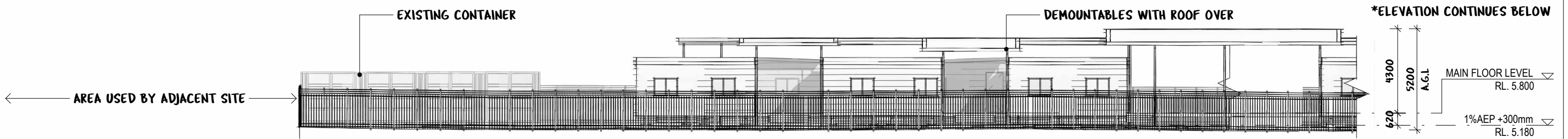


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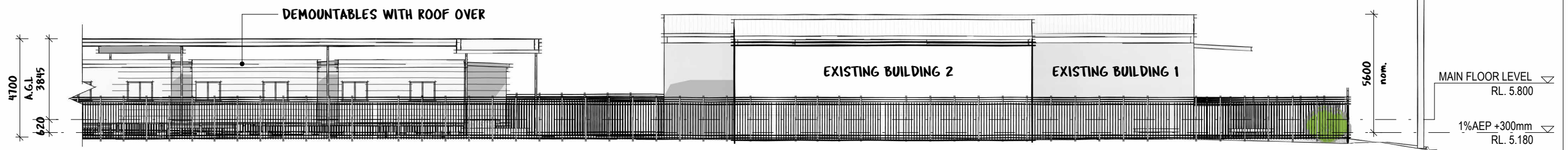
DRAWN JB/BM	SCALE 1 : 2000	SIZE A3	PROJECT TEMPORARY TRAINING FACILITY 15-17 HARTLEY ST, GARBUTT ENERGY QUEENSLAND LIMITED
APPROVED SC	DATE APRIL 2024		FOR LOCALITY PLAN
			DWG No. 1564-DA A1-01 STAMP PRELIMINARY ISSUE P3



1 ELEVATION - EAST
A1-02 SCALE - 1 : 200



2 ELEVATION - SOUTH
A1-02 SCALE - 1 : 200



3 ELEVATION - SOUTH CONT.
A1-02 SCALE - 1 : 200

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P3 DA ISSUE	19/12/2024	



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DRAWN	JB/BM	SCALE	1 : 200	SIZE	A3
APPROVED	SC	DATE	AUGUST 2024		

PROJECT	TEMPORARY TRAINING FACILITY 15-17 HARTLEY ST, GARBUTT ENERGY QUEENSLAND LIMITED		
FOR	ENERGY QUEENSLAND LIMITED		
DWG	ELEVATIONS		
DWG No.	1564-DA A1-03	STAMP	PRELIMINARY
ISSUE	P3		

FLOOD INFORMATION

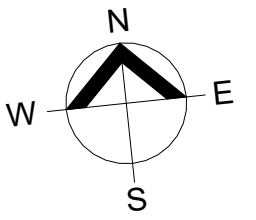
AEP 1% FLOOD: RL4.88m AHD
 AEP 2% FLOOD: RL4.85m AHD

SITE COVER

EXISTING BUILDING	550 m ²	9%
PROPOSED BUILDINGS	1155 m ²	20%
TOTAL	1705 m²	29%

CAR PARKING

PWD PARK	1
CAR PARK	28
TRUCK PARK	2



GFA

EXISTING GFA

EXISTING BUILDING 1	323 m ²
EXISTING BUILDING 2	159 m ²
TOTAL	482 m²

PROPOSED GFA

LUNCH	74 m ²
OFFICE 1	74 m ²
OFFICE 2	74 m ²
OFFICE 3	74 m ²
T1	74 m ²
T2 & 3	74 m ²
T4 & 5	74 m ²
T6 & 7	74 m ²
T8	74 m ²
WC 1	19 m ²
WC 2	19 m ²
TOTAL	702 m²

SITE USAGE

SHARED USE

SHARED ACCESS	323 m ²	6%
TOTAL	323 m²	

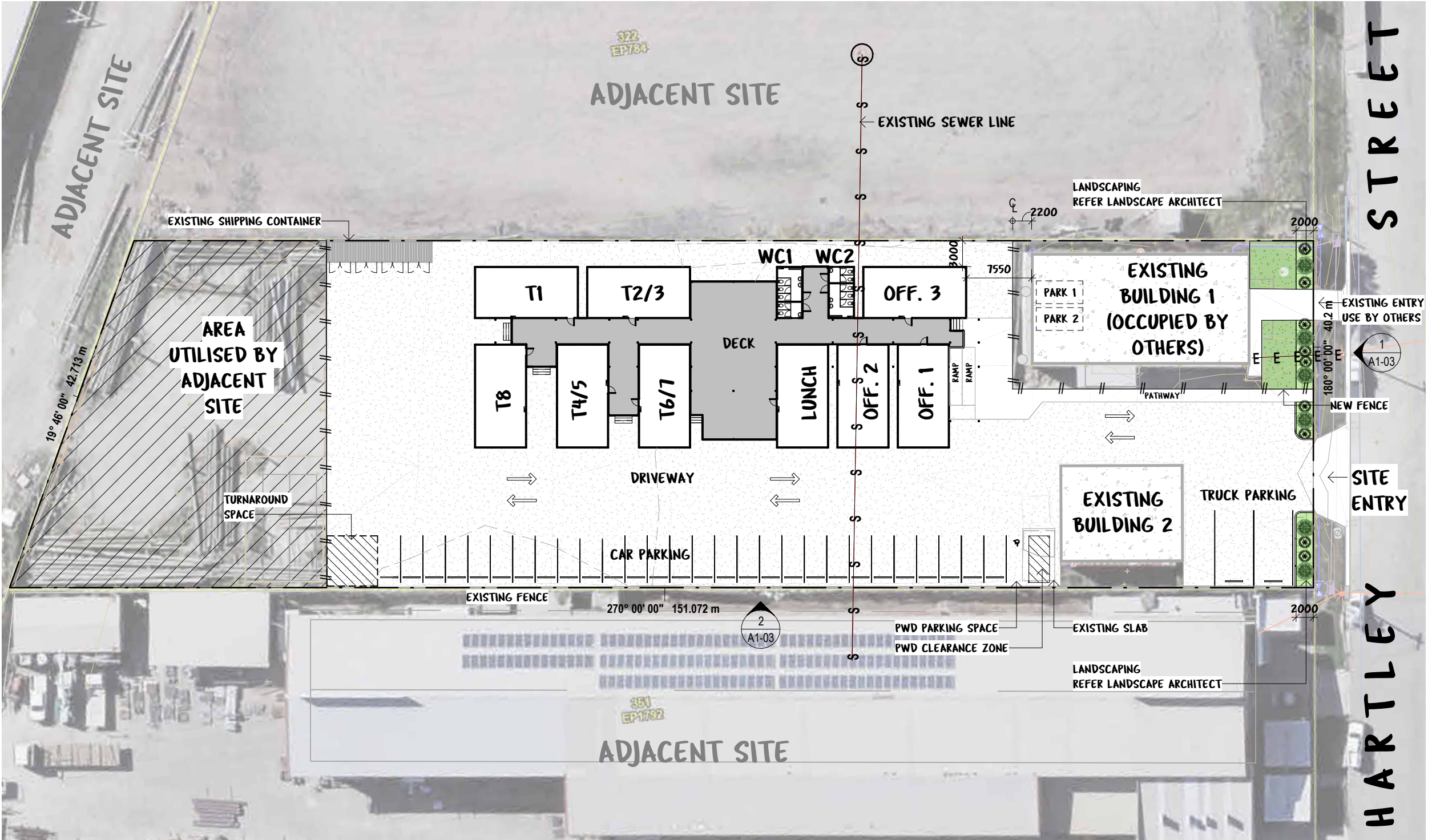
USE BY ERGON

TRAINING SPACE	1712 m ²	30%
EXISTING BUILDING 2	248 m ²	4%
TRUCK PARKING	129 m ²	2%
PARKING AND ACCESS	1585 m ²	27%
TOTAL	3674 m²	

USE BY OTHERS

AREA UTILISED BY ADJACENT SITE	1186 m ²	20%
EXISTING BUILDING 1	600 m ²	10%
TOTAL	1786 m²	

PROPOSED LANDSCAPED AREA
115m²



1 SITE PLAN
SCALE - 1 : 500

AMENDMENTS	DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.
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DRAWN	JB/BM	SCALE	1 : 500	SIZE	A3
APPROVED	SC	DATE	APRIL 2024	PROJECT	

PROJECT			TEMPORARY TRAINING FACILITY
FOR			15-17 HARTLEY ST, GARBUTT
DWG			ENERGY QUEENSLAND LIMITED
DWG No.			1564-DA A1-02
STAMP			PRELIMINARY
ISSUE			P5



Townsville City Council
Development Assessment Team
PO Box 1268, Townsville QLD 4810
Via:
developmentassessment@townsville.qld.gov.au

Your Reference
MCU24/0107

Information Request Response

20 December 2024

For the attention of: Taryn Pace

Mott MacDonald
Level 14
175 Eagle Street
Brisbane
QLD 4000
Australia

T +61 (0)7 3151 3151
mottmac.com

Property location: 15 Hartley Street, Garbutt

Real property description: Lot 361 EP784, Lot 581 RP1760

Development description: Development Permit for Material Change of Use for Educational Establishment (Temporary Relocation of Ergon Training Facility)

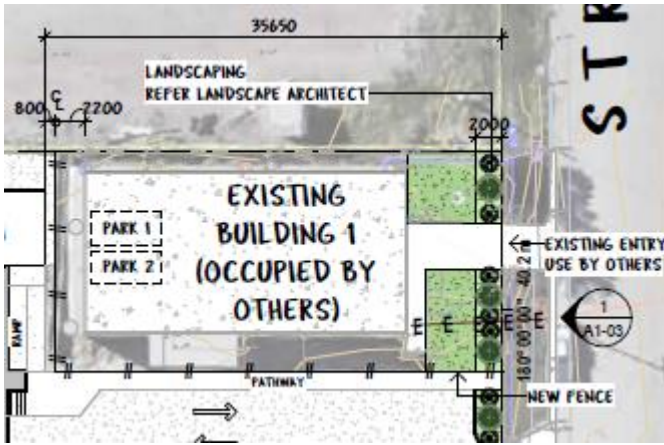
Dear Taryn

On behalf of Ergon Energy (the Applicant), we enclose the response to the Information Request sent by Townsville City Council on 12th November 2024.

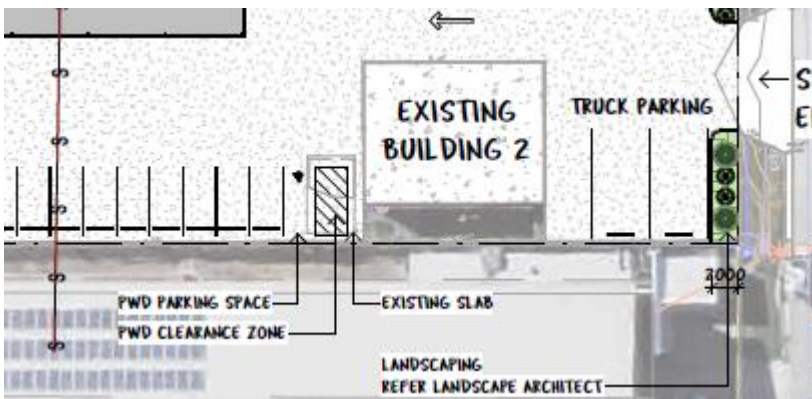
1. Ongoing Operation of Existing Land Uses

The applicant is requested to provide additional information demonstrating the existing land uses proposed to remain on the site are able to continue operating in accordance with established approvals and/or requirements. Specifically, the applicant is requested to demonstrate:

- *Sufficient carparking (including any required heavy vehicle carparking) is available onsite for each of the existing Warehouse uses;*



The site is utilised by the current owner of the site for personal storage. There is adequate space internally to provide the two car parking spaces required for this warehouse by the previous approval.



Existing warehouse building 2 is included in the Ergon lease area and is also used for storage. Truck parking is available between the existing building two and the street frontage. These parks are available for Ergon vehicles only.

- All heavy vehicles required to access and manoeuvre on the site are able to do so safely; and

There is no need for heavy vehicles to access existing building 1. The site utilises Council kerb side collection for its rubbish collection, which because of the nature of the use is only used as required.

- The area at the rear of the site indicated to be used by the adjacent site can achieve lawful access, noting this portion of the site is proposed to be fenced to preclude access via the Hartley Street frontage.

The area at the back is leased to an adjoining owner and has been for some time. The site is used for overflow from their premise and gets access from the rear (over lot 244 on SP106708). This application does not cover this area and will not compromise the existing lease arrangements. The aerial below shows the current fencing and access arrangements. There are no proposed changes to this access.



1.1 Updated Plans – Shade Trees

The applicant is requested to provide updated plans detailing the provision of shade trees to the proposed carparking area.

The use of this site is only temporary while the training centre is being redeveloped on the site across the road. As part of the lease, Ergon will be required to return the site to its current standard and remove all improvements. Trees in this location would be unlikely to provide adequate shade in the next 3 years and will need to be removed once Ergon vacates the site.

Landscaping has been prioritised along the frontage of the site where it can be maintained permanently and won't need to be removed.

The carparking is internal to the site behind an existing building so won't be visible from the road.

Any other issues, please don't hesitate to contact the undersigned.

Regards,

Georgia Clipperton
Environmental Scientist
+61721394269
0448423888
georgia.clipperton@mottmac.com

Kirsten Sellers
Technical Director – Planning
+61721000939
0409574832
kirsten.sellers@mottmac.com