



Date >> 12 November 2024

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Dear Sir/Madam

Information Request

Planning Act 2016

As per my telephone message on 11 November 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:	MCU24/0107
Assessment no:	1005002
Proposal:	Educational Establishment (Temporary relocation of Ergon Training Facility)
Street address:	15 Hartley Street GARBUTT QLD 4814
Real property description:	Lot 361 EP 784 Lot 581 EP 1760

The information requested is set out below >>

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

Reason

To ensure the Council can complete a full and accurate assessment of the proposed

development.

Advice

The applicant is advised that based on historic building and planning records for the site, each Warehouse is required to provide 2 onsite carparking spaces (4 total spaces).

Request Item 2 - Updated Plans - Shade Trees

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

Reason

To demonstrate compliance with Performance Outcome PO4 of the Works Code and the Landscape 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