



Date >> 6 September 2024

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 6 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:	RAL24/0041
Assessment no:	12911001
Proposal:	Lot Creation - One Lot into 193 Lots and Pump Station, Park and Balance Lots
Street address:	683 North Shore Boulevard MOUNT LOW QLD 4818
Real property description:	Lot 1001 SP 345441
Applicant's reference:	M1622-RAL-2

The information requested is set out below >>

Request Item 1 - Amended Flood Impact Assessment

The Revision C of report is dated 05/10/18. The applicant is requested to provide an amended Flood Impact Assessment by addressing the following items:

1. Section 1.3
 - provide justification why the inflows in the model cannot be verified.
 - provide evidence why the net rainfall data generated in the model cannot be aligned with the TCC-supplied data.
 - include other AEP (Annual Exceedance Probability) floods up to Defined Flood Event in the flood impact assessment.
2. Section 3.2.1
 - resolve the model instability issues without uncoupling the structures from the MIKE FLOOD setup.
3. Update flood model with the recent data.

4. Verify 1% AEP flood model result with the available data.
5. Include sewerage pump station in the assessment.

Reason

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

Request Item 2 - Water - Further information: Water & Sewerage Planning Report

The applicant is requested to confirm that modelling results show adequacy for earlier stages before Stage 6 eventuates. DPM Water report (Appendix pp36-38) indicates that fire flow modelling has only been performed on node RP-St6-9 (Stage 6).

Reason

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

Request Item 3 - Sewer: Amended Water & Sewerage Planning Report

The applicant is requested to address the following items within the Water & Sewerage Planning report by DPM Water:

1. The two new pump stations (PS) must be duty assist and not duty standby as per CTM Code Table 10 Section D5 and footnote 13.
2. Modelling assessment must include analysis of scenarios at 5-year intervals as per Section SC6.4.11.4 Sewerage Planning and Design Guidelines of the development manual.
3. Operating depth and pump size is designed using the fully developed Precinct 1 of 943 lots (2,640 EP's) on Page 18 - PS ML07. Demonstrate the functionality of the system particularly addressing the PS's fill and storage times in the earlier years when loading is small and whether septicity and odour issues may arise during the intermediate years.
4. ML06 should be ML08 on p18.
5. Summary and Conclusions must include the estimated initial and fully developed duty points for PS ML07. For the initial status of pumping directly into the existing sewer rising main, the operating range must be specified rather than a single point.
6. All PSs are to be immune of inundation from a 1% AEP event.

Reason

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

Advice relating to sub-items above

1. The applicant must satisfactorily demonstrate to council for acceptance of deviation from duty assist to duty standby PS.
3. For an average rate of development at 50 lots p.a., it is almost 19 years for Precinct 1 to become fully developed, which is beyond the typical design life of the pumps. Shallower operating range may be considered in the interim.
5. An operating range, as opposed to single point, assists designers in selecting a pump with the right duty.

Request Item 4 - Amended Traffic Impact Assessment

The applicant is requested to address the following items within the Traffic Impact Assessment by NCE:

1. Site access is proposed via Northshore Boulevard/ Road 1 intersection forming an unsignalised intersection. In accordance with Austroads Guide to Road Design Part 4A Section 3.2, a review for the Safe Intersection Sight Distance (SISD) is required for the proposed unsignalised intersection (Also refer to Section SC6.4.6.1 of the Townsville City Plan and Chapter 9 of TCC's TIA Guidelines May 2024).
2. Section 4.4.4 of TIA report mentions that turn warrant assessment for a BAL/BAR and AUL/CHR has been conducted for North Shore Boulevard/Road1 intersection but has not been provided. Turn Warrant Assessment Report supporting BAL/BAR is required for North Shore Boulevard/Road 1 intersection (Refer to Austroads GRD4A Section 5, Austroads GTM 06 Section 3.3.5).
3. North Shore Boulevard and Mount Low Parkway traffic volumes used for all intersections analysis (SIDRA Analysis) refers to a previous study - Mt Low Master Planned Community- Interim Traffic Modelling and Impact Assessment Report 2018. These volumes are significantly lower than the existing conditions. TCC Forecast Traffic Model includes the proposed Lionel Turner Drive and must be used for the analysis. Traffic count data must be in accordance with SC6.4.5.2 4(a)(i) of the Townsville City Plan.

Reason

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

Request Item 5 - Amended Ecological Assessment Report

The applicant is requested to conduct additional investigation to determine if the '*shallow depression with no defined bed and bank*' traversing the development area from the southwest to the northeast is an old levee or a prior stream. If it is an old levee or prior stream and located within the RE11.3.35, it recommended that it not be developed and included in the development's watercourse/open space network. An amended Ecological Assessment Report must be submitted to Council.

Reason

To demonstrate compliance with Performance Outcome PO1 of the Natural assets overlay code of the Townsville City Plan as RE11.3.35 is identified within SC6.9 Natural assets planning scheme policy as being a matter of Very High environmental significance when located on old levees and prior streams.

Advice

Alternative measures (such as enhancement of existing corridors and open space) could be considered if retention of this area is not possible.

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

A handwritten signature in black ink, appearing to be 'Taryn Pace', written over a faint circular stamp or watermark.

For Assessment Manager
Planning and Development