



OUR REF: 4020/15
CONTACT NAME: Thalia Allsop
TELEPHONE: (07) 4980 6373
FAX: 1300 242 687
EMAIL: tallsop@chrc.qld.gov.au

14 August 2015

David & Marg Lewis
C/- Des Skinner Design
PO Box 435
EMERALD QLD 4720

Dear Sir/Madam

INFORMATION REQUEST
Sustainable Planning Act 2009 s.276

Application Number: 4020/15
Proposal: Material Change of Use: Service Station
(Unmanned Refuelling Facility)
Address: 79 Peak Downs Street, Capella, QLD
Property Description: Lot 1 RP613262

After having completed a preliminary assessment of the abovementioned development application, it has been determined that additional information is required in order for Council to make a proper assessment of the development proposal.

In accordance with the *Sustainable Planning Act 2009* (SPA) s 276, Council requests the following information to assist in its assessment of the development application:

1. *Provide further justification against Service Station Code. Where compliance is not achieved with the probable solution provide details of the alternative solution and how this achieves the specific outcomes.*
2. *Provide full assessment against Australian Standard AS 1940 including on-site fire solutions.*
3. *Provide an Acoustic Impact Assessment completed by a suitably qualified person that includes modelling to demonstrate that noise levels resulting from the proposed development will be within acceptable limits in accordance with Environmental Protection Regulation 2008 - Schedule 5, Environmental Protection (Noise) Policy 2008, Schedule 1 and Australian Standard AS1940.*
4. *Provide an Air Quality Impact Assessment completed by a suitably qualified person that includes modelling to demonstrate that air quality levels resulting from the proposed development will be within acceptable limits in accordance with Environmental Protection Regulation 2008 - Schedule 5, Environmental Protection (Air) Policy 2008, Schedule 1 and Australian Standard AS1940.*
5. *Amend site plans to show:*
 - a. *Consistency with report in regards to identifying the proposed Diesel and ULP fuel tanks;*
 - b. *Site coverage calculations of landscaped and impervious areas; and*
 - c. *Reference to Hydraulic Consultants Drawings*

6. Provide a Traffic Impact Assessment report completed by a suitably qualified person to address:
- a. The amount of traffic likely to be generated by the proposed development including customer frequency and numbers
 - b. The likely impact of the development on the safety and movement of traffic on the road system including the impacts of generated traffic on:
 - i. Nearby intersections – Peak Downs Street & Conran Street and Peak Downs Street & Hibernia Road in relation to the adjacent site access.
 - ii. Local roads in the neighbourhood of the proposed development
 - iii. The major road network.
 - c. The likely impact of the traffic generated by the development on the road pavement, crossing and other surface and underground infrastructure particularly in relation to Heavy Vehicles.
 - d. The adequacy of provision for the loading, unloading, manoeuvring, standing and parking of vehicles on the site
 - e. Sweep paths of heavy vehicles and passenger/light commercial vehicle entering/exiting the site as well as internal movements.

NOTE: All recommendations from the suitably qualified persons are to be considered and design/plans to be altered accordingly.

In response to this Information Request, s.278 of the SPA requires you to supply one of the following:

- a) All of the information requested; or,
- b) Part of the information requested together with a written notice asking the requesting authority to proceed with the assessment of the application: or
- c) A written notice –
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the requesting authority to proceed with the assessment of the application.

It is also highlighted that under s.279 of the SPA, failure to respond to this Information Request within six (6) months from the above date will result in the lapsing of this application.

Should you require further information, please contact Council's Development Assessment Unit on ☎ 1300 242 686.

Yours faithfully



Sarah Ronnfeldt
Principal Planner Development Assessment