

25 August 2016

The Chief Executive Officer
Central Highlands Regional Council
PO Box 21
EMERALD Qld 4720

Att: Ms Sarah Ronnfeldt, Principal Planner, Development Assessment

Dear Sir

**DA FOR PLACE OF WORSHIP AT NEW STREET, EMERALD (REF: 403.2016.12)
RESPONSE TO INFORMATION REQUEST**

I submit for your attention our response to your information request dated 9 August 2015.

The following outlines the responses to each of the issues raised in detail.

Item 1

- 1. It is acknowledged the proposed use will utilise an existing building and that pre-lodgement advice was sought in October 2014 however since this time Council has adopted a new planning scheme which includes the adoption of a Defined Flood Event. Please provide further explanation of how the proposed development complies with the Flood Hazard Overlay Code, specifically;**
 - a. PO1 – For all flood events up to and including the Defined Flood Event:-**
 - i. The safety of people on the site is protected at all times (i.e. internal modifications and evacuation procedures that will be undertaken to ensure the safety of people);**
 - ii. Potential damage to the property on the site is prevented (i.e. Type of flood resistant building materials to be used to allow cleaning opposed to disposal to occur).**
 - b. Please provide a Flood Emergency Management and Evacuation Plan designed to address PO7 and the following:**
 - i. Command and control (decision making and communications to ensure activation of plan);**
 - ii. Training and exercising of personnel on site (Health and Safety of to whom and when);**
 - iii. Flood warning procedures (in terms of receipt and transmission of information and to whom);**
 - iv. Site evacuation procedures and routes, and**
 - v. After event procedures (in terms of clean-up of building and site and disposal of debris).**

Response

Personal safety – Floodwaters in a major flood (based on December 2010) are understood to cover the subject building by up to about 300mm above floor level. Water approaches the property slowly and with ample warning, at least many hours, but usually some days. Although there has been some difference of opinion about the nature of past warnings (peak times and height), there is understood to be little doubt about the ability of the warning systems to predict a potential flood. The alert system has been comprehensively overhauled since the 2008 and 2010 floods.

In the event of a flood potentially affecting the premises, the applicant would notify its community that all services, meetings, etc are cancelled pending further notice. The proposal does not involve residential premises or activities characterised by people with limited mobility, so there is no need for an evacuation

strategy. In a flood event, no one will be in the premises. In the event that a car may be left in the car park, there would be sufficient notice available to permit it to escape floodwaters by driving out via Brooks Street.

We attach a Flood Emergency Management and Evacuation Plan as requested.

With respect to P07, we make the following additional observations –

- (a) Likelihood and frequency of flooding – It is acknowledged that part of the property floods quite regularly, but that the existing building is not so regularly affected.
- (b) The vulnerability of persons associated with the use – As discussed earlier, practices would be set in place that ensure no one is on the premises at around the time of a likely flood event.
- (c) Associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure – As agreed in the pre-lodgement meeting held with Council in 2014, the applicant will retrofit the building with flood resistant materials below the defined flood level and relocate all electrical fittings and plant above the defined flood level.

To manage impacts, the applicant undertakes to accept two conditions stating –

1. *In the event of a Bureau of Meteorology (BOM) flood warning predicting flood heights above 14.0m at the Vince Lester Bridge, the applicant will cancel all activities at the premises until the warning is removed.*
2. *The applicant will retrofit the building with flood resistant materials below the defined flood level and relocate all electrical fittings and plant above the defined flood level.*

Item 2

2. ***The statement addressing the Transport, Parking and Access Code within the assessment report references 'an ultimate demand' in regards to car parking spaces being provided. Please provide the rationale for the capacity in which the 'ultimate demand' is in reference to.***

Advice Note: it's expected that the 'ultimate demand' has been derived from a relationship between congregation size and method of transport. Currently there is not sufficient information to support a staged approach to car parking spaces. Further the existing approval council reference 4157/12 considered a comparable sized building but required 48 car parking spaces.

Response

The church has been operating in Emerald for some 30 years. Over the last 20 years, its congregation has remained relatively stable, with about 80 members – 50 adults and 30 children. That generates parking demand for about 25 cars. Ultimate demand refers to a possible demand that could be generated if the size of the church congregation rises. In it does not rise – and experience over many years suggests that this may be the case – a realistic situation is that the church would continue to generate parking demand for about 25 cars.

Having said that, an alternative but logical rationale for assessing demand is to use parking requirements from various planning schemes across the State, so we do that now. It is noted that the proposal occupies 925m² and its auditorium occupies 464m² and has a seating capacity of 180.

PLANNING SCHEME	REQUIREMENT	APPLIED TO PROPOSAL
Emerald / Duaringa / Peak Downs (superseded schemes)	1 space per 10 persons capable of being seated	18
Central Highlands (current scheme)	1 space / 15m ² of GFA	62
Brisbane	8 spaces per 100m ² auditorium and seating area	37
Rockhampton	One (1) space per fifteen (15) square metres or part thereof of gross floor area.	62
Gladstone	1 space per 10 people able to be seated	18
Isaac	1 space per 10m ² of total use area	93
Mackay	1 space per 6 seats available for worshippers	30
Median		37

Average		51
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On that basis, the premises could create demand for between 18 and 93 cars, with middle ground suggesting 37-51.

A more realistic assessment of demand is nevertheless that presented in the original DA report, which associates demand with auditorium space. Other spaces are used at different times of the week and by children, but adults do not occupy any other spaces during an auditorium service. It is the auditorium that dictates the facility's capacity. On the basis of the reported planning schemes that relate parking to auditorium space, the facility's ultimate demand could be in the order of 37 spaces. The applicant is prepared to supply that number if demand warrants.

With respect to the original (Codenwarra Road) proposal, it is noted that the applicant chose to supply 48 spaces, notwithstanding that the planning scheme at the time warranted 1 space / 10 people capable of being seated, so 15 spaces.

To ensure adequate parking is provided if/when the church congregation expands, the applicant undertakes to accept a condition stating –

Within 2 and 5 years of the date of this approval, the applicant is to present reports to the Chief Executive Officer providing evidence of parking demand during peak parking generation events. The Chief Executive Officer is to determine if the report demonstrates demand for more parking spaces than the 14 in the current approved plans. If so, the applicant is to construct additional sealed parking to accommodate the additional reported demand. Construction is to occur within 6 months of the Chief Executive Officer's determination.

Item 3

3. Please amend the site plan to include the 25 car parking spaces.

Response

See response to item 2.

Please note that in accordance with section 278(1)(b) of the Sustainable Planning Act, this response provides Council with all of the information requested. We will now commence public notification and will advise the Council accordingly of notification details.

Yours faithfully



Steve Craven
CRAVEN TOWN PLANNING

APPENDIX

FLOOD EMERGENCY MANAGEMENT AND EVACUATION PLAN

FLOOD EMERGENCY MANAGEMENT AND EVACUATION PLAN

PREMISES

The Emerald Christian Fellowship church at New, Brooks and Glen Streets, Emerald.

INFORMATION

In the event of a potential heavy and/or prolonged rainfall event, the minister, or the minister's nominee, will seek information on potential flooding by –

- Monitoring local radio (nominally ABC Local Radio 1548 AM); and
- Contacting Central Highlands Regional Council.

A flood with potential consequences for the premises is deemed to arise when the Bureau of Meteorology issues a flood warning predicting flood heights above 14.0m at the Vince Lester Bridge.

The minister, or the minister's nominee, will continue monitoring and contacting Council twice daily until the risk of flood is removed.

This Plan is to be kept displayed in a prominent location on the premises.

RESPONSE

In the event of a flood with potential consequences for the premises, the minister, or the minister's nominee, will cancel all activities at the premises. Normal activities can be resumed when the risk warning is removed.

Community members will be advised of all potential flood events and the cancellation of all activities.

Acknowledging that a flood is possible, the church will retrofit the building with flood resistant materials below the defined flood level and relocate all electrical fittings and plant above the defined flood level.

COMMUNICATION

In the event of a flood with potential consequences for the premises, the minister, or the minister's nominee, will, within 2 hours of being informed of the potential event –

- Initiate a "telephone tree" conversation by calling by telephone 5 community members with instructions to pass on information to another 5 community members each.
- Contact 2 local media representatives requesting a broadcast of event cancellation until further notice, nominally –
 - ABC Local Radio 1548 AM phone: 4924 5111
 - 4HIT Hot FM phone: 4982 3455

After the event, use the same communication model to advise of restored activities.

EVACUATION

In the event that a person is on the premises during a flood event, evacuation is to be via the main entry doors then onto Brooks Street.