

Our Reference: NP22.100
CTRC Reference: RAL2023/0006 &
OPW2023/0001

5 June 2023

The Chief Executive Officer
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820

Via: *development@charters Towers.qld.gov.au*

Attention: Abbey Feldt

Dear Abbey,

Response to Information Request

**Development Application for Reconfiguring a Lot – Two into Three Lots and Access
Easement combined with Operational Work – Stormwater Infrastructure
4-14 and 2 Cavey Court, Queenton and formally identified as Lots 7 and 8 on SP326358**

Northpoint Planning act on behalf of the applicant with respect to the abovementioned development application, and refer to the Information Request issued by Charters Towers Regional Council (Council) on 19 May 2023 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

Response to Information Request

The Information Request provided for one request item requiring additional information regarding stormwater management.

In response to this item, please find correspondence prepared by Northern Consulting Engineers at **Attachment 2**.

Proceeding

We trust the attached information is sufficient for Council to finalise their assessment of the application. We welcome the opportunity to discuss the application with Council further, should any additional clarification or information be required.



Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

Meredith Hutton

DIRECTOR

Northpoint Planning

Attachment 1 – CTRC Information Request

Attachment 2 – Northern Consulting Engineers response



Attachment 1

19 May 2023

Our Ref: 4786714
File Ref: RAL2023/0006 &
OPW2023/0001
Enquiries: Abbey Feldt

Goldtower Properties C/- Northpoint Planning
PO Box 4
TOWNSVILLE QLD 4820

Sent via email: meredith@northpointplanning.com.au

Dear Meredith,

Information Request

(Given under Section 12 of the Development Assessment Rules)

The assessment manager has carried out a further review of your development application and has concluded that further information is required in order to decide the application.

Applicant details

Applicant name: Goldtower Properties C/- Northpoint Planning

Location details

Street address: 4-14 and 2 Cavey Court, Queenton QLD 4820
Real property description: Lot 7 and 8 on SP326358

Application details

Application number: RAL2023/0006 & OPW2023/0001
Approval sought: Development Permit
Development type: Reconfiguring a Lot and Operational Works
Description of development: Subdivision (Two (2) Lots into Three (3) Lots), Access Easement and Stormwater Infrastructure
Categorising instrument: Charters Towers Regional Town Plan Version 2

Information requested

Stormwater Management

Please demonstrate using suitable flood modelling techniques that the pre and post impacts of the proposed development's stormwater discharge including flood levels, duration, possible impacts on surrounding roads, parking and any other structures, etc. Council is experiencing ongoing and increased flooding in these areas recently therefore, the effects of the proposal requires further evidence.

PO Box 189 Charters Towers Qld 4820

ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia

PH. (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** mail@charterstowers.qld.gov.au | **ABN.** 67 731 313 583

www.charterstowers.qld.gov.au



Date: 19 May 2023
Our Ref: 4786714

Applicant's response

The due date for providing a response is three months from the date of this information request being 19 August 2023 or a further period agreed between you the applicant, and the assessment manager.

As the assessment of your application will be based on the information provided, it is recommended that you provide all the information requested. You may however respond by providing:

- 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 your assistance, you may wish to use the State Assessment Referral Agencies '*applicant response to an information request*' template found at: <https://planning.dsdmip.qld.gov.au/>.

Failure to respond

In accordance with Section 14.2 of the Development Assessment Rules, if you do not provide a response before the due date (or a further agreed period), it will be taken as if you, the applicant, have decided not to respond to the information request and the assessment manager will continue with the assessment of your application without the information requested.

Please note that the assessment manager may give further advice to the applicant about the development application before the development application is decided.

Should you wish to discuss this matter, please contact Abbey Feldt, Planner on (07) 4761 5300 or email development@charters Towers.qld.gov.au.

Yours faithfully



Hayley Thompson
Executive Manager Community Building





Attachment 2

Our Ref: **GDTC0100/03:DS**

Thursday, May 25, 2023

The Chief Executive Officer
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820

Attention: Abbey Feldt

RE: SUBDIVISION 2 INTO 3 LOTS AND STORMWATER INFRASTRUCTURE, CHARTERS TOWERS (RAL2023/0006 & OPW2023/0001) – RESPONSE TO INFORMATION REQUEST

An Information Request has been received in relation to the combined Reconfiguration of a Lot and Operational Works applications for the above-mentioned project, dated 19th May 2023.

In accordance with the Development Assessment Rules under the Planning Act 2016 and on behalf of our client Goldtower Properties, we provide our responses to the items noted within the above-mentioned Information Request, as follows:

Request Item 1 – Stormwater Management

Please demonstrate using suitable flood modelling techniques that the pre and post impacts of the proposed development's stormwater discharge including flood levels, duration, possible impacts on Surrounding roads, parking, and any other structures, etc. Council is experiencing ongoing and increased flooding in these areas recently therefore, the effects of the proposal requires further evidence.

Applicant's Response

Flood Impact Assessments covering the subject site were developed, assessed, and approved by the Charters Towers Region Council (CTRC) and State Agencies as part of the overarching Material Change of Use Development Permit MC15/181 decision dated 23rd September 2016 and subsequent updates.

In summary for CTRC convenience:

- No change in the fraction impervious area is proposed as part of the (2 into 3) lot subdivision.
- No Change in any infiltration rates occur pre development to post development.
- The critical time of concentration for contributing catchments entering the established detention basin remains 'in accordance' with the approved Hydrological and Hydraulic report approved as part of MC15/181.

I trust the above response clarifies the applicants position in this matter, and I look forward to receiving your assessment.

Please do not hesitate to contact the undersigned on TEL: 07 4725 5550 if you have any questions regarding this response.

Yours sincerely,



DEREK SAW
RPEQ 7363