

Contact Officer: Shaunte Farrington  
Our Ref: DA/27/2019

11 July 2019

Yaralla Sports Club Incorporated  
C/- Ben Lewis  
Bartley Burns  
Unit 1 / 1027 Manly Road  
TINGALPA QLD 4173

Dear Sir/Madam

**INFORMATION REQUEST  
PLANNING ACT 2016 S68  
DEVELOPMENT ASSESSMENT RULES 2017 PART 3  
DA/27/2019 - MATERIAL CHANGE OF USE - IMPACT  
THEATRE  
20 O'CONNELL STREET, BARNEY POINT QLD 4680  
LOT 2 SP 247424**

Reference is made to the above Development Application and the Confirmation Notice issued on 5 July 2019.

Please be advised that upon review of the Development Application and supporting information, it has been determined that further information is required in order to satisfactorily assess the application. The information requested is set out below:

Development Design Code

1. Acceptable Outcome 9 requires that *car parking and bicycle parking is provided on site in accordance with the rates specified in the Parking Rates Planning Scheme Policy*. The parking assumptions within the Traffic Engineering Assessment (TEA) are not considered acceptable for the following reasons:
  - a. Parking Area A – This area is not located within the subject lot that the application was lodged over and is located well away from the primary access to the proposed use. As such the car parking supply available in this area should not contribute to the overall site supply for the proposed use.
  - b. Parking Area B – This area is provided for use by the Indoor Sport and Recreation Use (Gym) and is located well away from the primary access to the proposed use. As such the car parking supply available in this area should not contribute to the overall site supply for the proposed use.

- c. Parking Area C – This area is provided for use by the Motel and Sports Club use. In accordance with DA/13/2009, 62 car parking spaces are required for the Motel Use. Therefore, the car parking supply, associated with the proposed use, should remove the number of spaces required for the Motel Use from the car parking supply available within Area C.
- d. Parking Area D – This area is not located within the subject lot that the application was lodged over, however an easement is provided over the eastern aisle granting access rights for the Sports Club from Bell Street. As the Area is outside of the subject lot, the use of the parking spaces for the proposed use cannot be considered.
- e. The 'existing parking demand' study undertaken over two days for four (4) hours (5pm to 9pm) does not provide a true reflection of the parking demand generated from the established uses on the subject site.

Provide an amended TEA that includes further details in relation to the current and expected parking supply and demand for the subject site (established uses and proposed Theatre). Council Officers recommend that an assessment of the allocation of parking spaces for the various uses on-site, in accordance with Council's Parking Rates Planning Scheme Policy, is incorporated into the TEA. Amended plans/reports should detail how any shortfall in parking provision is to be managed.

2. Submit a Waste Management Plan in accordance with Acceptable Outcome 22.1 that includes details on the existing uses and the expected waste generated from the proposed Theatre.

Please note that the next stage of the application process cannot commence until an Information Request Response to this Information Request and any applicable Referral Agency's Information Request has been made by the Applicant. A response to this Information Request may be provided in one of the following three ways:

1. providing all of the information requested together with a written notice asking the Assessment Manager and any applicable Referral Agency to proceed to the next stage of the application process; or
2. providing part of the information requested together with a written notice asking the Assessment Manager and any applicable Referral Agency to proceed to the next stage of the application process; or
3. a written notice:
  - (i) stating that the applicant does not intend to supply any of the information requested; and
  - (ii) asking the Assessment Manager and any applicable Referral Agency to proceed with the assessment of the application.

Also, please note that if no response is received to this Information Request or any applicable Referral Agency's Information Request within 3 months of the date of this request/s, then the application will automatically transition to the Decision Stage. However, you may obtain from the requesting Authority (i.e. Council or a Referral Agency) an extension of time to respond to the Information Request. The request for the extension must be in writing and must be received by the requesting Authority prior to the expiry of the three (3) month period. Please refer to Part 3 of the *Development Assessment Rules 2017* for further detail.

Should you have any queries in relation to this matter, please contact Council's Planning Officer Shaunte Farrington on (07) 4970 0700.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H A Robertson', with a stylized flourish at the end.

H A ROBERTSON

**MANAGER DEVELOPMENT SERVICES**