



Date >> 09 July 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 9 July 2025 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:	MCU25/0035
Assessment no:	11075017
Proposal:	Health Care Services
Street address:	369 Mount Low Parkway BUSHLAND BEACH QLD 4818
Real property description:	Lot 2 RP 744351
Applicant's reference:	NP24.131

The information requested is set out below >>

Request Item 1 - Noise Impact Assessment

The applicant is requested to provide a site-specific noise impact assessment. The noise assessment is to be prepared by a suitably qualified person, and must, but not be limited to, include the following:

- identification of nearby sensitive receptors;
- identification of noise generating components from the proposed use (i.e. car starts, car door open/closes, deliveries, waste collection);
- details of proposed days and hours of operation;
- details of service vehicle activity and refuse collection regime; and
- details of any noise mitigation measures that have been outlined by a suitably qualified person that will be implemented onsite to reduce noise impacts on sensitive noise receptors.

Reason

To ensure the development and operational usage does not cause an environmental nuisance to nearby sensitive receptors in accordance with the Purpose of the Low

density residential zone code and section 440 of the *Environmental Protection Act 1994* and to control background creep of the *Environmental Protection (Noise) Policy 2009*.

Request Item 2 - Pedestrian Connectivity

The applicant is requested to provide amended plans detailing improved pedestrian and cyclist connectivity between the proposed development and the existing pedestrian footpath on Mount Low Parkway. Pedestrian and cyclist pathways are to be separated from any areas traversable by motor vehicles.

Reason

To demonstrate compliance with Part 9.3.5 Transport impact, access and parking code and Part 9.3.6 Works code of the Townsville City Plan.

Request Item 3 - Traffic Impact Assessment

The applicant is requested to provide a Traffic Impact Assessment (TIA) certified by an appropriately qualified RPEQ.

The TIA must:

- Address trip generation rate, access and sight line distance, conflict of access arrangement with existing on street parking and council bus zone bay and potential impact on the nearby roundabout and access improvement recommendations, as required.
- Demonstrate safe forward entry and exit for commercial vehicles with adequate sight distances, avoiding reverse movements.
- Confirm sufficient queuing capacity at the roundabout access to on-site parking, in line with the RTA's Guide to Traffic Generating Developments.
- Demonstrate consideration for situations where both PWD parking spaces are occupied, and an emergency ambulance is present at the site.

Reason

To demonstrate compliance with Part 9.3.5 Transport impact, access and parking code, and Part 9.3.6 Works code of the Townsville City Plan.

Request Item 4 - Engineering Statement/s and Report/s

The applicant is requested to provide the following:

- Statement on the stormwater management regime and how compliance will be achieved.
- Provision of anticipated water and sewer demands.

Reason

To demonstrate compliance with Part 9.3.2 Healthy waters code and Part 9.3.6 Works code of the Townsville City Plan.

Advice

The applicant is advised that the abovementioned statement/s and/or report/s are to be prepared by a suitably qualified professional.

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 Lachlan Pether on telephone 07 4417 5847, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development