



Date 19 February 2026

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ABN: 44 741 992 072

Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 19/02/2026 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

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<b>Application no:</b>	MCU26/0003
<b>Assessment no:</b>	11127016
<b>Proposal:</b>	Health care services, Food and drink outlet, Shop and Dual Occupancy
<b>Street address:</b>	16 Poole Way BUSHLAND BEACH QLD 4818
<b>Real property description:</b>	Lot 6 SP 333154
<b>Applicant's reference:</b>	M3306P

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The information requested is set out below

#### Request Item 1 - Updated Economic Impact Overview Report

The applicant is requested to update the Economic Impact Overview Report to include the proposed Shop use.

##### Reason

To demonstrate compliance with Performance Outcome PO18 of Low density residential zone code of the Townsville City Plan.

##### Advice

The Economic Impact Overview Report provided by Urban Economics does not contemplate the proposed Shop uses within the proposed development and does not demonstrate that these uses are compatible with local character and amenity; limited in scale and supporting the day-to-day needs of the local community; and not impacting on the role and function of the city's network of centres or more appropriately located in another zone.

## Request Item 2 - 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:

- a) identification of nearby sensitive receptors;
- b) identification of noise generating components from the proposed use (i.e. car starts, car door open/closes, deliveries, waste collection);
- c) details of proposed days and hours of operation;
- d) details of service vehicle activity and refuse collection regime; and
- e) 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 demonstrate compliance with Performance Outcome PO10 of Low density residential zone code of the Townsville City Plan and 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 3 - Relocate Refuse Bin Area

The applicant is requested to provide amended plans which relocate the refuse bin area away from the neighbouring future residential lots to the North.

### Reason

To demonstrate compliance with Performance Outcome PO10 and PO17 of Low density residential zone code of the Townsville City Plan.

## Request Item 4 - Traffic impact assessment

The applicant is requested to provide a Moderate level Traffic Impact Assessment (TIA) report to support the proposal, certified by an RPEQ. The report must address the requirements of *SC6.4.5.2 Traffic impact assessments (TIA)* of the Townsville City Plan.

### Reason

To demonstrate compliance with Performance Outcome PO1 of the Transport impact, access and parking code of the Townsville City Plan.

### Advice

- Per *Table SC6.4.5.2 - Urban Area TIA Impact Level Assessment Criteria* of the Townsville City Plan, a Moderate level TIA is triggered in urban areas where development results in 20 to 300 new trips being generated in a peak hour. The submitted application material identifies 43-44 trips being generated in the peak hour, which is within the Moderate range.
- *SC6.4.5.2(2)(c)(ii)* of the Townsville City Plan states that “a moderate level TIA Report will be performed using traffic forecasting processes or computerised methods (e.g., Sidra) to estimate and analyse traffic flows on the surrounding road network at predefined time horizons.”

## Request Item 5 - Water & sewer capacity assessment

The applicant is requested to submit a water and sewer capacity assessment report, certified by an RPEQ, to support the proposal. The report is to include appropriate modelling, quantify the development's anticipated demands, and identify whether any external water or sewer network upgrades are required to maintain Council's performance standards.

#### Reason

To demonstrate compliance with Performance Outcome PO13 of the Works code of the Townsville City Plan.

#### Advice

- *SC6.4.11 Water and sewerage* of the Townsville City Plan provides guidance on reporting requirements.
- Access to relevant boundary condition and model data can be requested via the following link: <https://fs6.formsite.com/townsvillecc/form83/index.html>.
- The *Water Supply and Sewerage Planning* report approved as part of the subdivision which created this allotment (RAL21/0061) assumed an EP loading of 2.8 for this site, which this proposal would exceed.
- Modelling to account for other uses approved in the vicinity of the subject site.

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#### 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](http://www.townsville.qld.gov.au)

If you have any further queries in relation to the above, please do not hesitate to contact Jayne Carter on telephone 07 4727 9428, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development