



Date >> 22 October 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our conversation on 21 October 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:	MCU25/0061
Assessment no:	12923012
Proposal:	Transport Depot
Street address:	186A Mount Low Parkway MOUNT LOW QLD 4818
Real property description:	Lot 11 SP 136003
Applicant's reference:	44002-001-01

The information requested is set out below >>

Request Item 1 - Operational Dust Management Plan

The applicant is requested to provide an Operational Dust Management Plan, prepared by a suitably qualified professional, detailing how the proposed development will minimise dust impacts to sensitive land uses adjoining the subject site.

Reason

To ensure adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised, and to ensure the development does not cause an environmental nuisance under the *Environment Protection Act 1994*.

Advice

The applicant is advised that the area of concern relating dust mitigation is the land included within access easement W on SP136003 that is used to access/exit the site via Mount Low Parkway, given its proximity to nearby residential uses.

Should the preference be to condition this requirement, the applicant is advised that preliminary information on the current/proposed dust management regime is still requested to be provided for assessment. The applicant will be requested to reconstruct the existing access of a suitably dust suppressant material from Mount Low Parkway to the lot boundary of 186A Mount Low Parkway. The private access must be designed in accordance with the design criteria within Part 9.3.4 Reconfiguring a lot code of the Townsville City Plan.

Request Item 2 - Noise Impact Assessment

The applicant is requested to provide a Noise Impact Assessment prepared by suitably qualified professional, to confirm that the noise from the traffic movements associated with the proposed transport depot will not impact on the residential amenity of the area.

Reason

To demonstrate compliance with PO13 of the Emerging communities zone code.

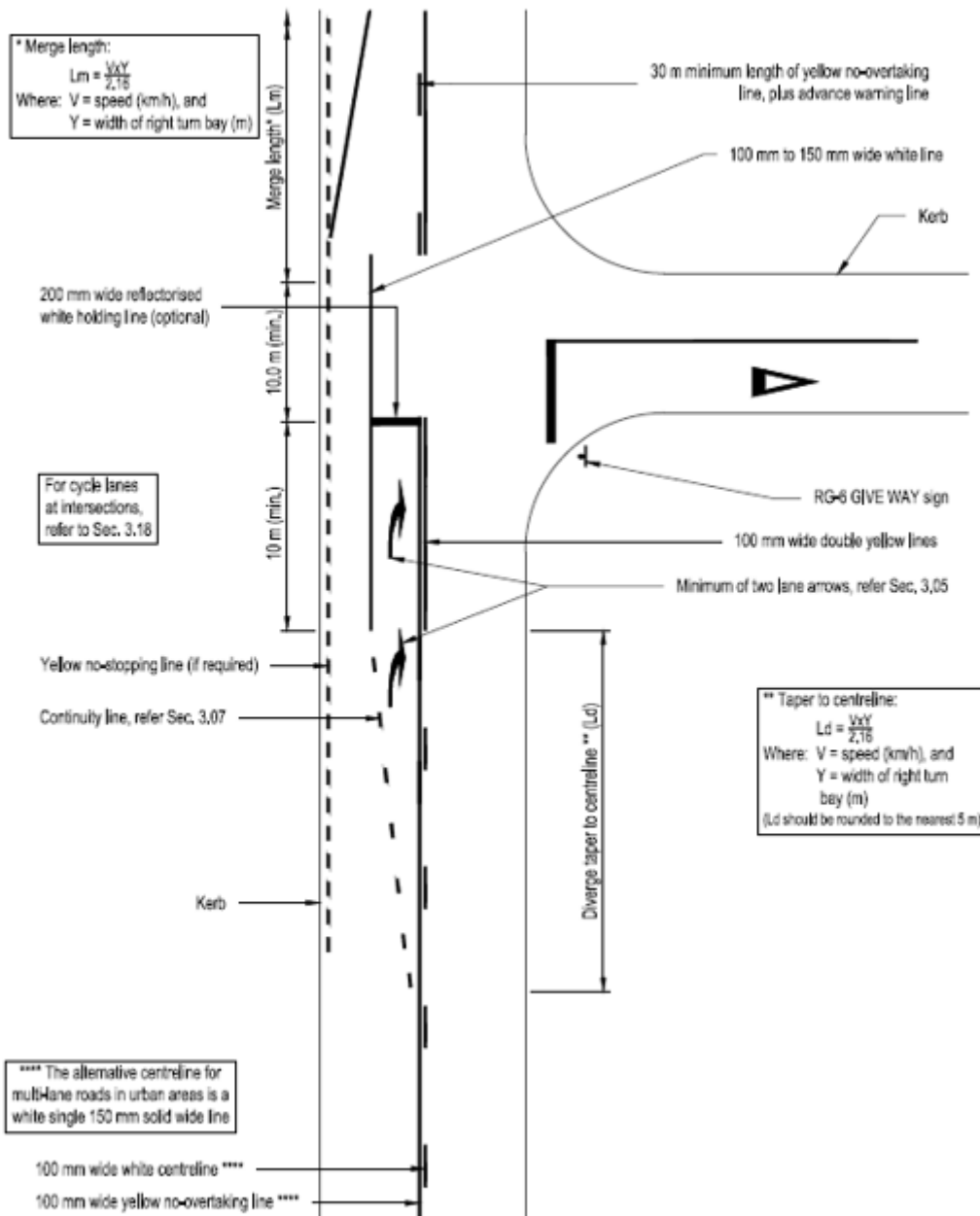
Request Item 3 - Traffic Impact Assessment (TIA)

The applicant is requested to provide an amended Traffic Impact Assessment (TIA) to include the following items:

- a) Assumption that the Lionel Turner Drive Extension will be completed in 2026 is not acceptable. Additionally, the growth rate must be adjusted to 3.12% in accordance with TCC's traffic model.
- b) TIA must include future developments along Mount Low Parkway and impacts on traffic and pedestrian movement. Residential Activation Fund has recently been approved to accelerate the delivery of relevant critical infrastructure.
- c) Assessment of the proposed intersection to accommodate safe sight distances for pedestrians must be completed in accordance with against the *TMR Guideline, Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways, February 2021*.
- d) Further investigation to determine if an alternative treatment as opposed to the proposed Basic Right Turn (BAR) can be achieved if the existing pavement allows (Refer Figure 1). Storage lane must be designed to suit the design vehicle.

Reason

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



**MARKINGS FOR RIGHT TURN BAYS
 FIGURE 3.27 URBAN AREA ALTERNATIVE**

Figure 1: Markings for tight turn bays urban area alternative

Advice Item 1 - (Structures within Easement W)

The applicant is requested to remove all existing structures that are located within Easement W on SP136003, as identified below.



Reason

To provide appropriate access for the subject site in accordance with relevant code/s and policy direction

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