

6 May 2026

Job Ref: M3306P

Townsville City Council

By email: developmentassessment@townsville.qld.gov.au

Att: Jayne Carter – Senior Planning Officer

Re: Response to Council’s information request relating to a development application for a material change of use (Medical Centre, Shop, Food and drink outlet and dual occupancy) at 16 Poole Way Bushland Beach, described as Lot 6 on SP333154 (Council ref: MCU26/0003)

Dear Jayne,

We refer to Council’s information request dated 19 February 2026 regarding the above mentioned application. In accordance with section 13.2 of the Development Assessment Rules we hereby provide all the information requested as follows:

Council issue 1 – Updated Economic Impact 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.

Response

In response to Council’s Information Request, an updated Economic Impact Overview Report has been prepared by Urban Economics (refer to **Attachment B**). The report has been revised to incorporate the proposed shop (chemist) use, ensuring all uses contemplated by the application are assessed.

The updated report demonstrates compliance with PO18 by confirming that the proposed non-residential uses have been appropriately considered in the context of the existing uses in the area and will not adversely impact the existing centre hierarchy or represent a use more appropriately located within another zone.

Council issue 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.

Response

In response to Council's Information Request (Request Item 2 – Noise Impact Assessment), a site-specific Acoustic Report has been prepared by Decibell Consulting (refer to **Attachment C**).

The Acoustic Report assesses noise impacts associated with the proposed mixed-use development, including vehicle movements, patron activity, deliveries and waste collection, in accordance with the Townsville City Plan Planning Scheme Policy SC6.4.19 (Noise and Vibration).

The assessment concludes that noise generated by the development complies with the applicable acoustic criteria for surrounding sensitive receivers, with the exception of potential impacts to the northern interface with future residential land. To address this, the report recommends the construction of a 1.8m high, gap-free acoustic fence along the northern boundary. The report confirms that, with this mitigation measure in place, noise impacts from the development will comply with the relevant Project Noise Trigger Levels and achieve the required acoustic outcomes.

In addition to the above, the proposal has been amended to relocate the refuse storage area away from the northern boundary adjoining future residential land, as shown on the updated development plans (refer to **Attachment A**). The refuse enclosure is now positioned internally within the site and separated from sensitive receivers, further reducing potential for noise impacts associated with waste collection and servicing activities.

The Acoustic Report also confirms that noise from any future mechanical plant is to comply with the requirements of Section 440U of the *Environmental Protection Act 1994*.

On this basis, the Acoustic Report demonstrates that, subject to the recommended acoustic fencing, the proposed development will not result in adverse noise impacts and achieves compliance with Performance Outcome PO10 of the *Low Density Residential Zone Code*.

Council issue 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.

Response

The architectural plan package has been updated with the bin enclosure relocated to the south west corner of the site and away from the neighbouring future residential lots to the North. Refer to **Attachment A**.

Council issue 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.

Response

In response to Item 4, an updated Traffic Impact Assessment has been prepared by Colliers International (refer to **Attachment D**). The report has been prepared in accordance with the requirements of Townsville City Plan, Austroads and AS2890, and assesses the traffic impacts of the proposed mixed use development.

Traffic Generation and Network Impacts

The proposed development is estimated to generate approximately 43–44 vehicle movements in the AM and PM peak hours. This represents a low level of traffic demand (i.e. one vehicle every 1.5 minutes during peak periods) and, when distributed across the surrounding road network, results in a negligible increase in traffic volumes. The assessment confirms that the development will not adversely impact the safety, capacity or operational performance of the surrounding road network or key intersections.

Detailed modelling of the surrounding intersections demonstrates that all locations will continue to operate within acceptable performance parameters for both the opening year and 10-year design horizon scenarios. On this basis, no road or intersection upgrades are required to accommodate the development.

Servicing Arrangements

The report confirms that all servicing, including refuse collection by a 10.5m front-lift vehicle, can be accommodated on site with safe and efficient manoeuvring.

The refuse storage area has been relocated to the south-western corner of the site, away from the northern boundary adjoining future residential land, as reflected in the updated development plans. This revised arrangement has been incorporated into the assessment and results in no adverse impacts on internal circulation or the surrounding road network.

Updated swept-path analysis demonstrates that service vehicles can enter, manoeuvre within, and exit the site in a forward direction without conflict with other vehicles or disruption to site access.

Accordingly, the proposal demonstrates compliance with the *Transport Impact, Access and Parking Code* of the Townsville City Plan.

Council issue 5 – Water and 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.

Response

In response to Council's Information Request Item 5, the applicant has engaged JFP Urban Consultants' engineers to undertake detailed Water and Sewer Network Analysis to assess the capacity of the existing infrastructure servicing the site. The separate Water and Sewer Network Analysis Reports are provided as **Attachments E and F** to this response.

The analysis confirms that the subject site is located within Council's existing water supply and sewer service connection areas and is fully serviced by existing reticulated infrastructure.

The proposed development generates a relatively minor increase in demand, estimated at approximately 12.16 EP for water and 12.59 EP for sewer loading, which has been assessed through hydraulic modelling of the existing networks.

Sewer network modelling demonstrates that the existing gravity sewer network has sufficient capacity to accommodate the additional demand, with peak wet weather flow depths remaining well within Council's adopted design criteria (maximum 75% pipe capacity), with a maximum modelled depth of approximately 56%.

Water network modelling confirms that the existing water supply network can service the development, with residual pressures of approximately 43m under peak day operational conditions and 35m under fire flow conditions. These results exceed the minimum required standards of 22m and 12m respectively.

Both assessments confirm that the existing infrastructure has adequate capacity to service the proposed development and that no upgrades or augmentation works to the external water or sewer networks are required.

On this basis, the proposed development can be appropriately serviced via standard connections to the existing reticulated infrastructure, without adverse impacts on network performance or service levels. Final connection locations and detailed design will be confirmed at the detailed design phase of the development.

This correspondence and attachments represent a response to all the information requested in accordance with s13.2 of the Development Assessment Rules.

We trust this above and enclosed information satisfactorily addresses Council's information request requirements.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Timothy Balcombe', written over a grey rectangular background.

TIMOTHY BALCOMBE
SENIOR URBAN PLANNER
JFP URBAN CONSULTANTS

CC/- Poole Way NO.2 Pty Ltd

ATTACHMENTS

Attachment A – Architectural plans prepared by Blackburne Jackson Design

Attachment B – Economic Impact Overview Report (V1.1) prepared by Urban Economics

Attachment C – Acoustic Report prepared by Decibell Consulting

Attachment D – Traffic impact Assessment prepared by Colliers International

Attachment E - Sewer network analysis prepared by JFP Urban Consultants

Attachment C – Water network analysis prepared by JFP Urban Consultants