

24 March 2026
Job Ref: B4818P

Townsville City Council
By email: developmentassessment@townsville.qld.gov.au

Att: Jake Kidner – Planner Officer

Re: Response to Council’s information request relating to a development application for a material change of use (Multiple Dwelling Units - 20 x 3 bed units) at 10 Poole Way Bushland Beach, described as Lot 4 on SP333154 (Council ref: MCU25/0084)

Dear Jake,

We refer to Council’s information request dated 16 December 2025 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 – Acoustic assessment

The applicant is requested to provide an Acoustic Assessment Report that addresses acoustic amenity of the future residents of the proposed Multiple Dwelling, having particular regard to noise impact generated from the childcare centre, the loading area of the nearby shopping centre and the road traffic noise. The report must be prepared by a suitably qualified person.

Reason

To demonstrate compliance with Performance Outcome PO10, PO21 and PO23 of the Low density residential zone code of the Townsville City Plan.

Response

In response to Council’s Information Request, the applicant has engaged an Acoustic Consultant to undertake an acoustic assessment of the proposed development. The Acoustic Report is provided as **Attachment A**.

The assessment considers potential noise impacts from:

- the approved childcare centre at 2 Poole Way;
- the loading dock associated with the nearby shopping centre; and
- Mount Low Parkway.

The assessment concludes that compliance with the relevant noise criteria of the Townsville City Plan can be achieved, subject to the following mitigation measures:

- provision of an acoustic barrier along the boundary with the approved childcare centre; and
- acoustic treatment to bedrooms of affected dwellings facing the shopping centre loading area.

No specific mitigation measures are required in relation to road traffic noise.

With respect to the acoustic barrier, it is noted that the approved childcare centre is subject to conditions of approval requiring the construction of an acoustic fence along the shared boundary prior to commencement of the use. This requirement appropriately assigns responsibility for noise mitigation to the noise generating child care use.

Given the childcare centre has not yet been constructed, it is not considered reasonable or necessary to impose a condition on the proposed residential development to deliver this infrastructure in advance of that use proceeding. Should the childcare centre be developed, the existing approval conditions will ensure the required acoustic barrier is appropriately delivered.

Accordingly, the proposed development, in conjunction with the recommended acoustic treatments and the existing conditions of approval for the childcare centre, will achieve compliance with the relevant noise provisions of the Low density residential zone code and maintain an appropriate level of residential amenity for future occupants.

Council issue 2 – Water & sewer report

The applicant is requested to provide an RPEQ-certified water supply and sewerage capacity assessment report, identifying the demands anticipated to be imposed by the development along with any upgrades that may be required to ensure Council's network performance standards are maintained.

Reason

To demonstrate compliance with Performance Outcome PO6 of the Works code of the Townsville City Plan.

Response

In response to Council's Information Request Item 2, the applicant has engaged JFP Urban Consultants' engineers to undertake detailed Water and Sewer Analysis to assess the capacity of the existing infrastructure servicing the site. The separate water and sewer reports are provided as **Attachments B and C** to this response.

The analysis confirms that the subject site is fully serviced by existing water supply and sewer infrastructure from the surrounding network. The proposed development will generate a relatively minor increase in demand, which has been assessed through hydraulic modelling of the existing sewer network.

The modelling demonstrates that the existing sewer network has sufficient capacity to accommodate the additional demand generated by the development, with flow levels remaining within Council's adopted design criteria. Accordingly, no upgrades or augmentation works to the external network 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 operational works stage.

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 Pty Ltd

ATTACHMENTS

Attachment A – Environmental noise impact assessment prepared by Decibell Consulting

Attachment B – Sewer network analysis prepared by JFP Urban Consultants

Attachment C – Water network analysis prepared by JFP Urban Consultants