



Date >> 09 December 2025

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 8/12/25 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:	MCU25/0084
Assessment no:	11127010
Proposal:	Multiple Dwelling (20 x 3 Bedroom Units)
Street address:	10 Poole Way BUSHLAND BEACH QLD 4818
Real property description:	Lot 4 SP 333154
Applicant's reference:	B4818P

The information requested is set out below >>

Request Item 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.

Advice

The applicant is advised that Planning Scheme Policy SC6.4.19 provides more guidance on the preparation of an appropriate Acoustic Assessment Report.

Request Item 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.

Advice

The demands associated with the proposal are likely to exceed the demand assumed for the site when the subject lot was originally created (RAL21/0061).

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 Estelle Trueman on telephone 07 4727 9351, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development