

### This Message Is From an External Sender

This message came from outside Townsville City Council. Please think carefully before clicking links or responding if you weren't expecting this email.

**From:** "Tom Parker" <tparker@parmacproperty.com.au>  
**Sent:** Fri, 7 Jun 2024 15:03:59 +1000  
**To:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>; "Kaitlyn O'Malley" <kaitlyn.o'malley@townsville.qld.gov.au>  
**Cc:** "Bryan Fitzgerald" <BFitzgerald@parmacproperty.com.au>; "Nethmi Edirisinghe" <nethmi@parmacproperty.com.au>  
**Subject:** MCU24/0035 - Response to Information Request - 100 Mount Low Parkway, Mount Low  
**Attachments:** 2024.06.07 - MCU24.0035 - Information Request Response.pdf

Good Afternoon,

We refer to Council's information request received on 1 May 2024, and now supply our response (**attached**).

Appendices A-E referred to in the Response letter can be accessed via the following link:  
[Appendices A-E](#)

Please do not hesitate to contact us if you have any questions.

Regards,

**Tom Parker**  
**Development Manager**  
**parmac property group**

PO Box 1151  
Milton Qld 4064  
Tel: (07) 3254 2200  
Email: [tparker@parmacproperty.com.au](mailto:tparker@parmacproperty.com.au)

This communication (which includes any attachments) contains legally privileged or confidential information intended only for the addressee. If you are not the intended recipient, then any storage, dissemination, distribution or copying of this communication is strictly prohibited. You may not deal with or rely on this information in any way. If you have received this email in error, please notify us immediately by return email and delete the original email, destroy any printed copy and do not disclose or use the information in it. Parmac Property Group does not warrant that this email or its attachments are error or virus free. This email is copyright. Parmac Property Group is not liable if an attachment is altered without its written consent. Thank you

Your ref:  
Our ref: TP:BF  
Reply to: Bryan Fitzgerald  
Email: admin@parmacproperty.com.au

7 June 2024

**STRICTLY PRIVATE AND CONFIDENTIAL**

Assessment Manager  
Planning & Development  
Townsville City Council

**Via Email:** [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)

Dear Assessment Manager

**Proposed Childcare Centre – MCU24/0035  
100 Mount Low Parkway, Mount Low, QLD 4818  
Lot 15 RP 739317  
Response to Information Request dated 1 May 2024**

On 1 May 2024, an information request was issued by Townsville City Council (**Council**), as assessment manager. Pursuant to *s.13.2(2)* of the Development Assessment Rules, please refer to the below for the applicant's response to this information request.

This information request is to be considered in conjunction with the following detailed Appendices:

- **Appendix A** – Information Request prepared by Townsville City Council;
- **Appendix B** – Noise Impact Assessment Prepared by Acoustic Works;
- **Appendix C** – Traffic Impact Assessment prepared by Northern Consulting Engineers;
- **Appendix D** – Economic Needs Assessment prepared by Business Geographics; and
- **Appendix E** – Amended Proposal Plans prepared by ELIA Architects.

**Request Item 1 – Noise Impact Assessment**

Please refer to the Noise Impact Assessment Report prepared by Acoustic Works dated 7 June 2024 located in **Appendix B**.

The report concluded relevant acoustic and environmental benchmarks are achieved. The report includes an attenuation method of acoustic fencing.

Compliance with PO10 of the Rural Residential zone code has therefore been achieved.

**Request Item 2 – Traffic Impact Assessment**

Please refer to the Traffic Impact Assessment Report prepared by Northern Consulting Engineers located in **Appendix C**.

The report has assessed the intersection of Mount Low Parkway and Shoalmarra Drive and concluded that in post development scenarios, now and in the future, the intersection remains functional.



■ Suite 1 & 2  
32 Park Road  
Milton Qld 4064

■ PO Box 1151  
Milton Qld 4064

■ Ph: 07 3254 2200  
E: admin@parmac  
property.com.au

**Request Item 3 – Economic Needs Assessment**

Please refer to the Economic Needs Assessment prepared by Business Geographics dated May 2024 located in **Appendix D**. The report has confirmed the original Economic Needs Assessment provided as part of the original submission.

The development will satisfy an existing unmet demand notwithstanding the development at 82 Mount Low Parkway, Mount Low.

**Request Item 4 – Design Orientation**

Please refer to the updated Architectural Plans prepared by ELIA architects located in **Appendix E**. The plans respond to Council's request to re-orient the building so that the built form adjoins the residential boundary to the north.

**Proceeding**

We trust the above and attached information is sufficient to allow Council to continue its assessment of the development application.

We will advise shortly of our intention to commence public notification.

We request Council provide draft conditions prior to issuing any Decision Notice.

If you have any questions regarding the above or the attached correspondence, please do not hesitate to contact.

Yours sincerely,

**Planning Officer**  
**ML Parkway Pty Ltd**