



Date >> 01 May 2024

PO BOX 1268, Townsville  
Queensland 4810

13 48 10

ML Parkway Pty Ltd  
PO Box 1151  
MILTON QLD 4064

enquiries@townsville.qld.gov.au  
townsville.qld.gov.au

ABN: 44 741 992 072

Email >> [mlparkwaytsv@gmail.com](mailto:mlparkwaytsv@gmail.com)

Dear Sir/Madam

## Information Request

### *Planning Act 2016*

As per our telephone conversation on 01/05/2024 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:	MCU24/0035
Assessment no:	12923078
Proposal:	Child Care Centre - 128 Children
Street address:	100 Mount Low Parkway MOUNT LOW QLD 4818
Real property description:	Lot 15 RP 739317

---

The information requested is set out below >>

#### Request Item 1 - Noise Impact Assessment

The applicant is requested to provide a noise impact assessment, prepared by a suitably qualified person, outlining the expected noise output and proposed measures to ensure acoustic amenity of surrounding residences/land uses are protected.

##### Reason

To demonstrate compliance with PO10 of the Rural residential zone code and ensure the development does not cause an environmental nuisance to nearby sensitive receptors by section 440 Part 3B 'Offences relating to noise standards' of the *Environmental Protection Act 1994* and to control background creep of the Environmental Protection (Noise) Policy 2019.

#### Request Item 2 - Traffic Impact Assessment

The applicant is requested to provide an RPEQ certified Moderate Impact Traffic Impact Assessment for the proposed development. In particular, the Shoalmarra Drive/Mount Low Parkway intersection must be considered in the assessment.

##### Reason

To ensure the development is assessed in accordance with relevant code/s and policy

direction.

### Request Item 3 - Economic Needs Assessment

The applicant is requested to provide an Economic Needs Assessment prepared by a suitably qualified person.

#### Reason

To ensure the development is assessed in accordance with relevant code/s and policy direction.

#### Advice

The economic needs assessment should consider the impact of not having a second childcare centre in the area, impact to the future neighbourhood centre if complete and demonstrating its service to the local workers.

### Request Item 4 - Design orientation

The applicant is requested to consider the design of the built form with respect to the adjoining amenity. This may involve flipping the building so that the built form adjoins the residential boundary.

#### Reason

To ensure the development is assessed 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](http://www.townsville.qld.gov.au)

If you have any further queries in relation to the above, please do not hesitate to contact Kaitlyn O'Malley on telephone 07 47249415, or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Jones'.

**For Assessment Manager**  
Planning and Development