

ATTACHMENT 2

Information Request Response

Prepared by:

Property Projects Australia

Reference	Request	Applicant Response	Reference Document
1.	The applicant is requested to provide an Economic Impact Assessment prepared in accordance with SC6.5 Economic Impact Assessment Planning Scheme Policy of the Development Manual.	An Economic Need Assessment has been prepared by <i>Norling Consulting</i> that there is a strong level of community, economic and planning need for the proposed development due to ongoing population growth, an expanding retail expenditure base, and shortfall of the proposed facilities in the area. It confirms that any economic impacts will be insignificant due to the small scale of the proposed development and growing population in Bushland Beach.	Please refer to the Economic Need Assessment, prepared by <i>Norling Consulting</i> , at Attachment 4 .
2.	The applicant is requested to submit a Noise Impact Assessment, prepared by a suitably qualified person as per SC6.4.19 Noise and Vibration of the Development Manual, to demonstrate the proposed commercial uses will not result in undue noise impacts to nearby sensitive receptors, given the future adjoining lots are anticipated to have residential uses.	A Noise Impact Assessment has been prepared by <i>Live It Acoustics</i> that confirms that full compliance can be achieved against the Townsville City Plan through adoption of the acoustic treatments and management controls.	Please refer to the Noise Impact Assessment, prepared by <i>Live It Acoustics</i> , at Attachment 5 .
3.	The applicant is requested to provide revised plans demonstrating urban design outcomes sought by the Townsville City Plan, including, but not limited to: <ul style="list-style-type: none"> ■ Improved streetscape interaction between Lionel Turner Drive and the proposed development; ■ An additional pedestrian connection, to the site for building two (Office/Shop tenancies); 	The proposed design has been reconsidered based on Council's feedback and the following design changes have been made: <ul style="list-style-type: none"> ■ The inclusion of an additional pedestrian connection to Building Two (2) from Lionel Turner Drive; ■ Provision of a landscape buffer along the eastern boundary between the property boundary and Building One (1); and 	Please refer to the Revised Proposal Plans, prepared by <i>CPO Architects</i> , at Attachment 3 that demonstrate proposed changes.

	<ul style="list-style-type: none"> ■ A reduction in the overall bulk and scale of proposed building ■ Additional articulation and articulation in all facades visible from the street or surrounding residential zoned land; and ■ Increased side and rear boundary setbacks to assist with maintaining the residential amenity of the adjoining land. 	<ul style="list-style-type: none"> ■ Increase in awning extent in front of the café. In support of this, shadow analysis has been provided to demonstrate the awnings provide enough cover to the footpaths in front of the building fronts. 	
4.	<p>The applicant is requested to provide a landscape concept plan and accompanying landscape intent statement, prepared in accordance with policy SC6.4.2. The plans must give specific attention to:</p> <ol style="list-style-type: none"> a. Suitably scaled planting areas to support shade trees to the parking area. The proposed layout identifies a broad expanse of concrete to the eastern side of the building which should incorporate some shade tree plantings using root cell products or structural soil root zone provision; b. Landscape drawings must capture the site and road reserves fronting the site; and c. Accurate location of street trees to both road reserves, including existing and proposed street trees. 	<p>A Landscape Concept Plan will be provided in early January incorporating Council's feedback.</p>	Not Applicable
5.	<p>The applicant is requested to provide updated supporting documentation demonstrating the outfall from the development is directed to the legal point of discharge to the south.</p>	<p>The outfall from the proposed development is to be directed to road network and adjacent drainage corridor / drainage reserve to the north that has been proposed as part of the separate development</p>	<p>Please refer to the Engineering Response, prepared by <i>Northern Consulting Engineers</i>, at Attachment 6.</p>

	application for Reconfiguring a Lot (TCC File Ref: RAL25/0065).	
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