

The proponent is required to provide the Coordinator-General with a response to the information requested below. The requested additional information seeks to clarify inadequacies in the application material provided and the impacts of the proposed development.

Responding comprehensively to this request may assist in streamlining the assessment process.

No.	Issue	Information requested
Legal and physical arrangements between lots		
1.	Legal and physical arrangements between lots	The proposed reconfiguration plan provided with the SDA application shows a proposed easement near the Edith Street frontage of the lots, in the area shown as 'landscaping' in the submitted development plans. It is unclear what the purpose of the easement is and how each of the lots will be legally accessed from the Edith Street access. It is noted that carparking areas and landscaping areas are bisected by the boundaries of the proposed lots and it is unclear how these will be maintained on an on-going basis. The proponent is requested to provide: a) a detailed response outlining the legal arrangements for the proposed lots, including how each of the lots will be legally accessed and serviced b) details of ongoing arrangements for the maintenance of shared facilities including the landscaping at the front of the sites, fencing, carparking areas and the shared sliding gates between proposed c) include proposed purpose (and if available wording) of any easements or other legal instruments.
Lot size and building design		
2.	Lot size and building design	The overall objectives for development in the Townsville SDA (Section 2.3 in the Townsville SDA Development Scheme May 2019) state, among other items, that development: • ensures lots are appropriately sized to accommodate preferred development • avoids or minimises adverse impacts on sensitive land uses • ensures design, construction and operation is consistent with current best practice

		uses land and infrastructure efficiently and does not compromise or adversely impact on infrastructure, infrastructure corridors and future development opportunities. The proposed development includes boundary walls for all buildings. This outcome raises concerns in relation to lot sizes being adequate to accommodate a development footprint consistent with the preferred development intent of the precinct as well as potential amenity impacts to surrounding land use. The proponent is requested to provide a detailed response to Sections 2.5.10, 2.5.11 and 2.5.12 of the Townsville SDA Development Scheme, which considers the potential amenity impacts on the adjoining educational establishment at 16 Jurekey Street, Cluden. Additional building treatments, setbacks and landscaping should be considered as part of this response.
3.	Intended building and land use	The SDA application material states that the proposed plans show that warehouses can be comfortably accommodated on the proposed lot sizes and includes a letter from Colliers International stating that there is a heightened demand for smaller industrial lots in the southern part of Townsville. As the proposed lots are less than the minimum lot size in the Medium Impact Industry Precinct, it is necessary to establish how the proposed lots and buildings will be used in order to achieve the preferred development intent for the precinct. The proponent is requested to provide further information regarding the intended use of the proposed lots and buildings to demonstrate they can accommodate end users that align with the strategic intent for the Medium Impact Industry Precinct. This information should include details of: - intended tenants - the nature of their industrial operations (e.g. type of machinery requirements; type of noise generated by proposed uses; whether customers will include the general public) - how the buildings will be used (e.g. loading/unloading areas for trucks; storage areas) - more detailed information to demonstrate market demand for the sized lots and buildings proposed.

Transport		
4.	Impacts on transport infrastructure	The SDA application material indicates access to the site will be via Jurekey Street and Edith Street, with crossovers being designed and constructed to Townsville City Council's required standard. The proponent is requested to provide a traffic impact assessment that addresses the following matters: a) the ability for the existing road network to accommodate the increased demand from the intended uses that will be accommodated on the site and whether any road upgrades will be required b) whether carparking provided on the site will be sufficient for the number of staff that are anticipated to be employed by the intended uses on the site c) provide a swept path analysis for all vehicle crossovers and onsite carpark and loading areas for all anticipated vehicle types in order to demonstrate the development is designed to facilitate safe and efficient operation of transport infrastructure.
Flooding		
5.	Flooding	The subject land is identified within the Flood hazard overlay under the Townsville City Plan. The SDA application material refers to a stormwater strategy from 2013 along with anecdotal advice to support flood constraints. The proponent is requested to provide details on the finished floor levels (FFL) for the proposed warehouse buildings and confirmation from a suitably qualified person that the FFLs are above the current Defined Flood Event levels.
Stormwater		
6.	Stormwater	The SDA application relies on a Stormwater Management Strategy dated 5 July 2013 to demonstrate stormwater management on the site.

		The proponent is requested to provide an updated stormwater management plan prepared by a suitably qualified person which addresses the following matters: a) mapped site constraints in relation to stormwater management b) details about the quality of stormwater runoff from the site and its ability to meet relevant pollutant targets c) measures to be implemented to ensure the safety of people and the reduction of potential damage, water contamination and other hazards which may be caused in such an event.
Services		
7.	Services	The SDA application material states that the site is capable of connection to the existing Townsville City Council's reticulated water and sewer networks and that engineering works have been constructed, inspected and accepted as Council assets. The proponent is requested to provide an engineering services report prepared by a suitably qualified person which addresses: a) servicing arrangements for the reconfigured lots b) demonstrates consistency with the requirements of Table 8 in the Townsville SDA Development Scheme c) confirm how each of the reconfigured lots and proposed buildings will be serviced d) include servicing plans showing how services for each lot will be connected to Council's reticulated networks.