



Our Ref: 44063-001-01
Your Ref: DEV-2026-OBA-4730

27 July 2026

Manager Development Services
Economic Development Queensland

Attention: Development Services – Mrs. Rachel Ritchie

Dear Rachel,

**RESPONSE TO INFORMATION REQUEST
DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (47 RESIDENTIAL LOTS
AND ROAD), MATERIAL CHANGE OF USE (DWELLING HOUSES) AND OPERATIONAL
WORKS (CVILI WORKS AND LANDSCAPING)
286 LAKESIDE DRIVE/16 DARTER STREET, OONONBA
LOT 5000 ON SP302846 AND LOT 9001 ON SP306214**

Brazier Motti act on behalf of the applicant, Yumba Meta Pty Ltd, with respect to the abovementioned development proposal, and refer to the Information Request (IR) issued by Economic Development Queensland (EDQ) on the 15th June 2026. The information and supporting documentation herein represent the applicant's full response to the IR.

Supporting information

This information request response has addressed the eleven (11) request items and is supported by the following additional information:

- Updated RAL Plan 44063/002 Rev F prepared by Brazier Motti;
- RPEQ signed engineering drawings and Turnpath drawing prepared by LCJ;
- RAL proposal plan AU13015703-12 Rev E prepared by RPS
- Technical Memorandum – Traffic Impact Assessment dated 15 May 2026 prepared by Urbis; and
- Response to IR item 6 prepared by Water Engineering Partners.

Request item 1

Provide a Plan of Development (POD). The POD is to include:

- a. Lot layout, the form and density of development, landscape intent and building control requirements*
- b. Details of any acoustic treatment required for any lots as recommended in the submitted acoustic report. Show the location of the existing acoustic barrier in relation to the proposed lots. If any extension to the acoustic barrier is proposed, also show this on the plan.*



Response to RFI Item 1

- a) The applicant confirms that this information was provided as part of the application material – we have attached again the RAL, setback and landscape plans which contain the requested information.
- b) The RAL plan has been updated to include the noise barrier details as per the LCJ engineering report – section 6. Refer to attached Plan 44063/002 Rev F.

Request item 2

Provide a table detailing:

- a) *The total number of dwelling types to be provided in the development and the total area each dwelling type will cover.*
- b) *The total area for roads and any other infrastructure.*

The total area in the table should equal the total site area so that the proposed use of all areas of the site is accounted for and detail the dwellings per hectare that the development proposes.

Response to RFI Item 2

- a) The attached RAL and setback plans include this information.
- b) The total area for roads is already shown on the RAL plan- total length is 335m. Infrastructure services are shown on the detailed design plans as part of the OPW.

Request item 3

Provide amended plans that show:

- a) *A revised layout of lots to incorporate a concrete footpath linking Darter Street and Abbott Street. Townsville City Council note that this may necessitate the dedication of additional road reserve along the development frontage to Lakeside Drive to provide sufficient verge width for the footpath and associate landscaping.*
- b) *Vehicle manoeuvring to demonstrate that a Council refuse vehicle can safely manoeuvre throughout the development in a forward direction.*

Response to RFI Item 3

- a) EDQ will dedicate additional road reserve along Lakeside Drive as part of DAV2025/1647. Due to the significant scaling back of the proposed development works, the previously planned intersection upgrades at Abbott Street/Lakeside Drive and Lakeside Drive/Riveredge Boulevard will no longer be undertaken by EDQ. TMR has also requested that no footpath be constructed along Lakeside Drive at this stage, as there will be no pedestrian crossing of the railway until the road upgrades are undertaken by TMR in the future, when they proceed (post-2032). Refer to attached RAL proposal plan prepared by RPS.
- b) The road standards are a continuation from the existing network. LCJ provided a turn path drawing which is attached to this submission.

**Request item 4**

Provide an amended landscaping plan that shows landscaping treatment, such as low shrubs and street trees, proposed to soften the visual impact of the acoustic wall along street frontages.

Response to RFI Item 4

EDQ did not propose any landscaping treatments as part of the approved acoustic barrier OPW application, as the verge is intended to be upgraded to its ultimate configuration by TMR as part of future works. Instead, aesthetic treatments have been incorporated into the acoustic barrier under EDQ's approved Building Works application (DEV-2026-OBA-4225).

All landscaping details and scope for this proposal are shown on the OPW landscaping plans. No changes are proposed to scope or detailed landscaping design.

Request item 5

Provide RPEQ signed and certified copies of the submitted civil engineering drawings.

Response to RFI Item 5

Please find attached the signed engineering drawings.

Request item 6

Demonstrate that flood storage loss and floor levels comply with the Townsville City Plan flood overlay code.

Response to RFI Item 6

Refer to the attached response prepared by Water Engineering Partners.

Request item 7

Confirm if the proposed development will be for affordable housing or social housing, with reference to the definitions in the Economic Development Act 2012 as there are inconsistencies between the TIA and the Planning Report.

Response to RFI Item 7

The proposal is to provide social housing on individual allotments.

Request item 8

If the proposed development is for social housing, provide a traffic survey demonstrating the traffic generation rates adopted for social housing are appropriate, or update the traffic modelling to be based on low residential rates. The low-density alternative rates were supported by traffic surveys whereas the social housing component was not. In the absence of surveys to prove otherwise, the same low density traffic generation should apply to the submitted analysis.

Response to RFI Item 8

Refer to the attached Urbis Traffic Memorandum dated 15 May 2026.

**Request item 9**

a) For traffic queueing: Justify how the use of a painted island for queueing is consistent with the requirements under relevant Austroads Guide to Road Design and the Department of Transport and Main Roads' (TMR) Road Planning and Design Manual supplements with respect to designing a turning lane and catering for traffic;

b) Justify the reasoning provided in section 5 of the TIA that queueing at both intersections is expected to remain within the available storage lanes and is not expected to impede through movements on the major roads. The queueing extends beyond the available storage lanes into the painted island and the painted island is not considered to be a storage lane as there are legal limits to how vehicles may utilise a painted island.

Section 4.3 of the TIA states that in the queues at the Abbott Street / Lakeside Drive intersection right turn lane will extend to around 136.2m in the PM peak when the turn lane length is approximately ~58m not including taper. It is stated that vehicles are permitted to queue on the painted island. No recommendation was made to extend the turn lane or provide additional turn lanes. Any vehicle beyond ~115m from the front of the turn lane will be committing an offence because they must travel over 50m to enter the turn lane if using the painted island to queue.

Response to RFI Item 9

Refer to the attached Urbis technical memorandum dated 15 May 2026.

Request item 10

Provide the traffic surveys undertaken in May 2024 that are referred to in section 2 of the TIA.

Response to RFI Item 10

Refer to the attached Urbis data.

Request item 11

Provide all electronic SIDRA files. All parameters must be default values unless otherwise justified and agreed by TMR in accordance with the TMR Guide to Traffic Impact Assessment.

Response to RFI Item 11

Refer to the attached Urbis data.



Proceeding

We trust the above response provides EDQ sufficient information to satisfactorily proceed with the assessment of the application. We welcome the opportunity to work through any queries EDQ may have in order to expedite the assessment.

Yours faithfully

ANNE ZAREH

Associate/Senior Planner

Brazier Motti Pty Ltd