

APPENDIX J

Consultation Review

Prepared by:

Property Projects Australia Pty Ltd

Table 6 – Response to EDQ Prelodgement Meeting

Item	Response
Engineering Matters	
Traffic and Access Arrangement	The proposed development provides two (2) access crossovers to Lakeside Drive; one (1) left-in left-out crossover on the northern boundary and one (1) all movements crossover on the southern boundary. The only extent of works located within the railway corridor is line marking and no physical works are proposed. The southern all-movement access will be located outside of the PDA boundary and a subsequent operational works application will be lodged with Townsville City Council.
Flooding and Stormwater	Flooding and Stormwater impacts have been appropriately addressed within the Engineering and Stormwater Management Report at Appendix D and the Flood Impact Assessment Report at Appendix G, which demonstrate the proposed development can suitably manage impacts.
Other Matters	
Proposal Plans	This development application is accompanied by Proposal Plans provided at Appendix B. The proposal plans include site plans, elevations, detailed floor plans, and the location of the railway corridor. The only extent of works located within the railway corridor is line marking and no physical works are proposed.
Stormwater and Flooding	Flooding and Stormwater impacts have been appropriately addressed within the Engineering and Stormwater Management Report at Appendix D and the Flood Impact Assessment Report at Appendix G, which demonstrate the proposed development can suitably manage impacts.
Dangerous Goods	This development application seeks approval to establish one (1) x Service Station and two (2) x Fast Food Premises. The types and amounts of dangerous goods to be stored and handled on the site will be done so in accordance with the relevant provisions and regulation. Accordingly, the proposed development will not propose a risk to the railway corridor.
Railway Level Crossing Safety	Please refer to the Traffic Impact Assessment at Appendix H which demonstrates that the proposed development will not adversely impact on the safety of the existing Lakeside Drive railway level crossing.

Item	Response
Traffic / Access.	The proposed development provides two (2) access crossovers to Lakeside Drive; one (1) left-in left-out crossover on the northern boundary and one (1) all movements crossover on the southern boundary. The Transport Engineering Report at Appendix H demonstrates that the proposed access arrangement is suitable. The southern access crossover will be located outside of the PDA boundary and a subsequent operational works application will be lodged with Townsville City Council.
Lodgement Material	
Lodgement Material	This development application has been submitted alongside the following specialist reporting: ■ Proposal Plans; ■ Landscape Concept Plans; ■ Engineering Services and Stormwater Management Plan; ■ Transport Engineering Report; ■ Flood Impact Assessment Report; ■ Noise Impact Assessment; and ■ Air Quality Statement.