

ATTACHMENT 2

Applicant Response Table

Prepared by:

Property Projects Australia



Reference	Request	Applicant Response	Reference Document
Site Layout and Servicing			
1.1	Satisfactorily resolving the items listed below in this information request will demonstrate that the proposal is not overdevelopment.	Collectively, the response to each of the information items requested by Council demonstrate that the proposed development is a suitable outcome for the site.	
1.2	Provide an updated site plan to completely remove the tandem spaces for visitors car parking. All proposed visitor car parking spaces must be redesigned as independently accessible, single-use car parks that do not rely on the movement of any other vehicle for ingress or egress. This design revision is required to ensure that visitor parking remains functional, unobstructed, and readily available to members of the public at all times, without causing internal traffic conflicts.	Please refer to the Transport Engineering Response provided at Attachment 6 which demonstrates that a staff vehicle parked within the tandem arrangement will not obstruct access to or from the visitor bays and that the tandem parking arrangement is therefore acceptable. Where tandem parking does not obstruct visitor access and can be appropriately managed, it provides a more efficient use of land, increases parking capacity, and reduces the extent of hardstand required on the site.	Attachment 6 – Transport Engineering Response
1.3	To demonstrate that the proposed waste collection arrangements can be implemented and maintained for the life of the development without compromising the safe and efficient operation of the site and the amenity of the locality, provide: 1. Details of the operational measures that will ensure parking spaces required for waste collection vehicle manoeuvring remain available during collection activities, including how those measures will be implemented and maintained over the life of the development. 2. Clarification of the number and location of parking spaces required for hygiene waste collection vehicle manoeuvring, and whether safe access and egress can be achieved if those	Please refer to the Amended Operational Waste Management Plan at Attachment 5 which provides a appropriately addresses each of the items raised within item 1.3 of this information request. Specifically, Table 2.1 details the design team response and location of where additional information has been provided throughout the report where relevant.	Attachment 5 – Amended Operational Waste Management Plan

	spaces are occupied. If not, provide details of the management measures proposed to ensure those spaces remain available during collection. 3. Clarification about hours and days of collection with corresponding update to noise reporting where this is in evening, night-time hours or on weekends. 4. An updated Operational Waste Management Plan incorporating the above measures.		
1.4	Submit amended documents addressing the following: ■ Provide an amended plan with a 1.5m footpath along Hillview Avenue and Brim Street connecting to existing footpath at Bridge Street. ■ Provide 1.5m road dedication along Hillview Avenue. ■ Provide road dedication along the Brim Street frontage at a width of 5.5 m. Alternatively, provide a comprehensive engineering justification explaining why 5.5 meters road reserve width for Brim Street cannot be considered necessary or achievable for this development.	Refer to Drawing No. DA03 Revision C within the Civil Engineering Response provided at Attachment 7 which incorporates a 1.5m-wide footpath alongside Hillview Avenue connecting Bridge Street to the pedestrian entry of the proposed development. Refer to the Transport Engineering Response at Attachment 6 which demonstrates that a land dedication along Hillview Avenue and Brim Street is not considered necessary. Alternative provisions have been provided, including a 1.5m-wide pedestrian footpath along Hillview Avenue connecting to Bridge Street and a three-chord truncation at both corner intersections of the site in accordance with Council's PSP 6m truncation.	Attachment 7 – Civil Engineering Response (Drawing No. DA03 Revision C) Attachment 6 – Transport Engineering Response
2. Council Street Trees			
2.1	Provide an Arboricultural Impact Assessment (AIA) Report prepared by a suitability qualified person that demonstrates that the proposed development will not result in a negative impact to the Council	Please refer to the Arboricultural Impact Assessment provided at Attachment 8, which assesses the potential impacts to the relevant trees resulting from proposed development.	Attachment 8 – Arboricultural Impact Assessment

	controlled street trees. The Arborist Report must at a minimum include but not be limited to the following: ■ Site address; ■ Surveyed tree location/s and context (e.g. ground conditions); ■ Inspection methodology (aerial inspection, visual tree assessment, other); ■ Tree dimensions (height, crown spread and trunk diameter); ■ Health and structural condition; ■ Estimated age and useful life expectancy; ■ Details of the construction activities and their likely impact; ■ Tree Retention value; ■ Cultural / heritage values; ■ Tree protection measures to be applied; ■ Recommendations; and ■ Supporting evidence (pictures, test results and site plan). Updated plans are also required to be submitted that provides for the retention of the existing Council controlled Street Tree and aligns with the requirements of the AIA.	The preliminary investigations identify that Street Tree No.9 located within the Bridge Street verge can be retained upon further investigations. Street Tree No.1 located along Hillview Avenue will be removed to accommodate the proposed development. As such, we request that Toowoomba Regional Council include a condition of approval requiring the plantation of a substitute tree to offset the removal of Street Tree No.1.	
Street Interface			
3.1	To ensure viable plantings can be achieved, provide detailed plans with elevations and cross sections, including dimensions of proposed planting areas and the tree types.	Please refer to the Amended Landscape Concept Plans at Attachment 4 which provide a cross-section drawing demonstrating the 1.5m deep recesses in the fencing are of an appropriate size to support the establishment and growth of trees.	Attachment 4 - Amended Landscape Concept Plans (Drawing No. 2 Revision C)
3.2	The applicant is encouraged to investigate treatments that minimise the visual impact of these bollards.	As demonstrated within the Amended Proposal Plans at Attachment 3 (Drawing DA07), an example bollard (powder coated steel in Monument) has	Attachment 3 - Amended Proposal Plans (Drawing DA07)

		been shown for reference. This design will provide visually recede into the landscape and provide a clean, contemporary appearance.	
Stormwater			
4.1	Provide the following information: 1. MUSIC model demonstrating how the proposed treatment system satisfies the pollutant reduction targets detailed in Council's Planning Scheme Policy and the SPP. 2. Provide details about how the stormwater quality targets identified in Council's Planning Scheme Policy and the SPP will be achieved. 3. Provide a maintenance management program If vegetated assets are proposed. The program should be included in the CSMP in accordance with the requirements of 'Water by Design - Maintaining Vegetated Stormwater Assets'. 4. If, 'Deemed to Comply solutions - Stormwater Quality Management' are nominated in accordance with "Water by Design" then, the following must be provided: ○ A development assessment checklist; ○ Conceptual drawings that include: • A site details plan • A development details plan • A stormwater treatment measure conceptual plan and section drawings.	Please refer to the Civil Engineering Information Request Response provided at Attachment 7 , which provides a MUSIC model provided by Atlan which demonstrates that the proposed treatment measures achieve the pollutant reduction targets specified within Toowoomba Regional Council's Planning Scheme Policy and the State Planning Policy.	Attachment 7 - Civil Engineering Response
Wastewater Infrastructure			
5.1	Provide clarification whether this replacement has been included in the current project scope, ensuring it is clearly documented in both the engineering services report and the updated site plan. These	Please refer to the Civil Engineering Response provided at Attachment 7 which demonstrates the existing sewer infrastructure does not require relocation and is compliant with the Queensland Development Code MP1.4.	Attachment 7 - Civil Engineering Response

	updated reports and plans must be submitted to Council.		
Landscaping			
6.1	1. Demonstrate maximised screen landscaping along the entire sections of the northern boundary adjoining residential properties to ensure that the privacy and amenity of residential premises are protected. 2. In response to Landscaping Code, provide details of the proposed shade tree planting to the car parking area. The applicant is encouraged to explore onsite WSUD (Water Sensitive Urban Design) where practical to support planting in impervious areas.	Please refer to the Amended Landscape Concept Plan at Attachment 4 which provides the drawings to be incorporated into the approved plans and drawings for the landscaping of the proposed development. The landscape plans incorporate screen planting along the entire northern boundary where adjoining the car park in addition to shade planting and columnar planting. Whilst not demonstrated within the Plans, further trees and planting will be provided throughout the outdoor play area in accordance with the childcare licensing regulations. Accordingly, this planting will contribute to the overall privacy and amenity to the adjoining residential premises. The Amended Landscape Concept Plan demonstrates that the 1.000-metre-wide landscape strip along the northern boundary of the site has sufficient dimensions to accommodate shade trees such as the Cape Chestnut Tree and Water Gum. The plan nominates five (5) shade trees along the northern and two (2) shade trees at the entrance of the carpark. The total of seven (7) shade trees adjoining the carpark equate to a rate of 1 tree per 5.4 spaces, well below the rate of 1 tree per 8 spaces. We note that an explanatory legend and schedule of trees is provided alongside the Amended Landscape Concept Plans at Attachment 4.	Attachment 4 – Amended Landscape Concept Plans Landscape Concept Plans