
TOWNSVILLE CONCERT HALL DETAILED BUSINESS CASE

SITE OPTIONS ANALYSIS

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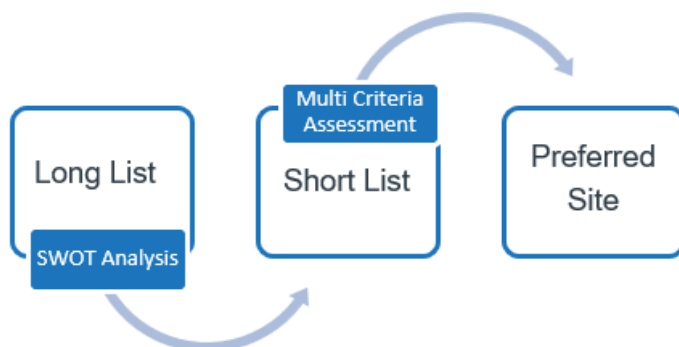
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EXECUTIVE SUMMARY

The purpose of this report is to outline the site selection process undertaken by the Project Team for the proposed concert hall, to be delivered as part of the Townsville City Deal. The approach used to select the preferred site utilised a two-stage process outlined in Figure ES.1.

Figure ES.1. Approach to Site Selection



Source: AEC

The long list of site options included seven sites: the Breakwater Marina (adjacent to The Ville), The Strand (Enterprise House), The Hive, Dean Street Car Park, Reid Park, the CBD and Riverway.

Following the SWOT analysis of the long list of options, a short list of sites was identified and confirmed by the Project Steering Committee. The short list of sites included the Strand, The Hive, Dean Street Car Park, Reid Park.

Each of the short listed sites were assessed as part of a MCA, assessing each site's performance across a range of planning and cultural outcomes. The outcome of the MCA is presented in Table ES.1 below.

Table ES.1. Summary of MCA Assessment Outcomes

Criteria	The Strand	The Hive	Dean Street	Reid Park
Public transit accessibility at/near site	2	2	2	1
Active Transport Network	2	2	2	1
Local Road Network	1	1	2	2
Storm Surge Immunity	1	1	0	0
Geotech Issues	2	1	1	1
Development Costs	1	1	2	1
Future Operation and Maintenance Costs	1	1	1	2
Reverse Amenity Impacts	1	1	1	2
Concurrent Operation with Other Major Events	1	1	1	0
Complementary Development Opportunity	2	2	1	1
Cultural Catalysing Impacts	2	2	2	1
Community Benefits Outcome	2	2	1	1
Proximity to Accommodation/Food and Beverage Services	2	2	2	1
Placemaking and City Shaping Impact	2	2	1	0
Total	22	21	19	14
	79%	75%	68%	50%

Source: AECOM, AEC

Based on the outcome of the MCA, the recommended site is The Strand. Against the MCA criteria, The Strand performed as well as The Hive on cultural criteria and stronger on a range of planning and development considerations.

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1. INTRODUCTION

1.1 Background

Signed in December 2016, the Townsville City Deal is a 15-year commitment between all three tiers of government that aims to support a prosperous economic future for Townsville. The Townsville City Deal aims to deliver a prosperous economic future for the region and to position Townsville as a vibrant, liveable and innovative city, and unlock the potential for business and industry development.

The Townsville City Deal is being delivered through a range of commitments across six key initiatives. One of these commitments includes a focus on establishing Townsville as the capital of North Queensland, including the delivery of new entertainment and cultural facilities that enhance amenity and lifestyle for both residents and visitors.

The Townsville City Deal aims to realise its commitments by consolidating and building on existing research and analysis undertaken by Townsville City Council and the Queensland and Australian Governments. Over the past 20 years, a series of position papers, planning reports and feasibility assessments have been commissioned outlining the need for additional arts facilities in Townsville (including both visual and performing arts). The key findings from work completed to date highlights a need for investment in arts infrastructure, to accommodate the growing demand for performing and visual arts in the Townsville region.

SITE OPTIONS ANALYSIS

Supported by a \$100 million commitment from the Australian Government, the Townsville City Deal Partners have commissioned a Detailed Business Case (DBC) into the development of a concert hall in Townsville. AEC, AECOM and Blight Rayner have been engaged by the Australian Government (on behalf of the Townsville City Deal Partners) to deliver the DBC.

1.2 PURPOSE OF THIS REPORT

The purpose of this report is to outline the process used to select a preferred site for a new performing arts facility in Townsville, based on the identified service need.

This report focuses presenting the detailed consideration in each of the criteria assessed in both the Strengths Weaknesses Opportunities and Threats (SWOT) analysis and the Multi-Criteria Assessment (MCA) used to select a preferred site.

Based on the outcomes of the MCA, this report also outlines the preferred site (reference project) for further consideration.

Building options (venue type and capacity) are not included in this report as they were addressed in Chapter 4 (Service Need Assessment).

1.3 APPROACH

The approach taken for Site Options Analysis involved the following elements.

- **Assessment Approach and Options (Chapter 2):** Presents the approach to the site options analysis and the range of options considered.
- **SWOT Analysis (Chapter 3):** Outlines the approach, consideration and outcome of the SWOT analysis of the long list of potential sites.
- **Multi-Criteria Analysis (Chapter 4):** Outlines the approach, consideration and outcome of the MCA analysis of the short list of potential sites.

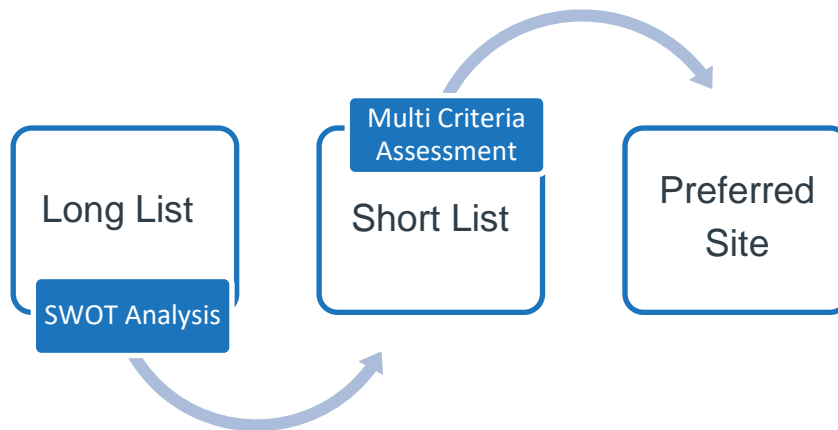
2. PURPOSE AND APPROACH

2.1 APPROACH

Identifying the preferred site for the project included a two-stage process, incorporating a high-level SWOT analysis on the long list of site options to produce a short list and a more rigorous Multi-Criteria Assessment (MCA) on the resulting short list to identify a preferred site location.

The process used to select a preferred site is outlined in Figure 2.1 below.

Figure 2.1. Approach to Site Selection



Source: AEC

2.2 OPTIONS CONSIDERED

A long list of seven potential sites was prepared, based on known parcels that may be suitable for development of cultural facilities that are co-located with other major cultural facilities in Townsville. The sites were identified by the consulting team (AEC and AECOM) and agreed by the Project Steering Committee. The long list of options are profiled from Figure 2.2 - Figure 2.8

Figure 2.2. Breakwater Marina Precinct Site Extent



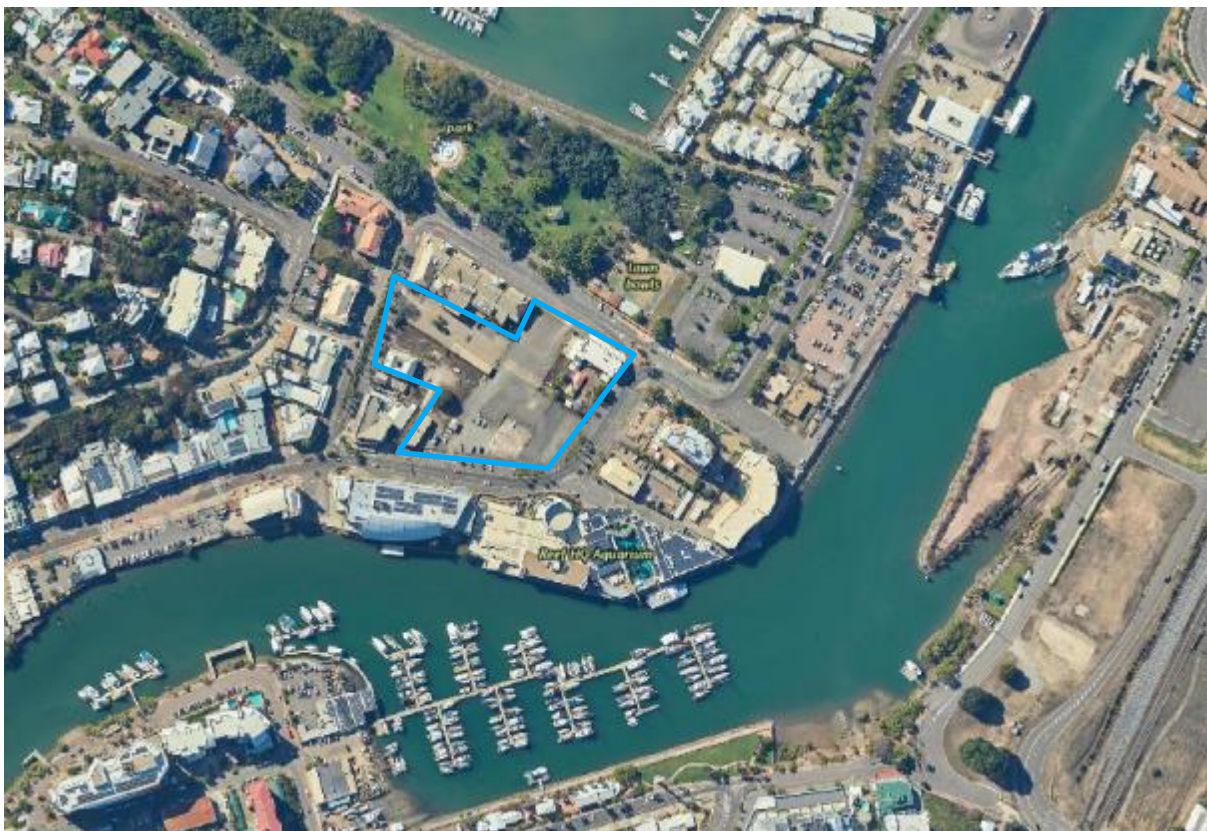
Source: AEC

Figure 2.3. The Strand Site Extent (initial)



Source: AEC

Figure 2.4. The Hive Site Extent (initial)



Source: AEC

Figure 2.5. Dean Street Car Park Site Extent (initial)



Source: AEC

Figure 2.6. The CBD (Railyards site) Site Extent



Source: AEC (via Queensland Globe)

Figure 2.7. Reid Park Site Extent



Source: AEC (via Queensland Globe)

Figure 2.8. Riverway Site Extent



Source: AEC (via Queensland Globe)

3. SWOT ANALYSIS

A Strengths Weaknesses Opportunities Threats (SWOT) analysis was undertaken on each site to understand the relative development potential of each site. The SWOT analysis was undertaken by AECOM.

3.1 APPROACH

The SWOT analysis incorporated a range of different criteria, including:

- | | |
|--|---|
| <p>1 Contextual</p> <ul style="list-style-type: none"> a Connectivity with adjoining sites (including nearby accommodation) b Capacity to accommodate complementarity cultural infrastructure c Capacity for car parking provision (on-site, off-site etc) d Public transport provision and proximity e Active transit provision (walking and cycling) f Key vehicular access routes (and any potential conflicts) and network impacts g Surrounding land uses (reverse amenity issues) h Surrounding land uses (pre and post event activation opportunities) i Environmental and geotech conditions at site | <p>2 Cultural</p> <ul style="list-style-type: none"> a First Nations significance b Public/civic realm interface c Capacity to accommodate tropical design character and form <p>3 Functional</p> <ul style="list-style-type: none"> a Capacity to accommodate 1000 seat concert hall and facilities (including tenure considerations) b Capacity to accommodate multiple formats (raked seating and multi-tier facility) c Visual prominence and setting of site |
|--|---|

In conducting the SWOT analysis for each site, each criteria was scored for performance against each site's relative strengths, weaknesses, opportunities and threats. Scoring was applied as 1 (unfavourable), 2 (neutral), 3 (favourable).

The sum total of the scores was then used to compare each site and select the short list of options.

3.2 CONSIDERATION

The findings of the SWOT analysis for each site has been included in Appendix A.

3.3 OUTCOME

Based on the outcomes of the SWOT analysis included in Table 3.1. The top scoring sites were short listed for assessment by the MCA, as agreed by the Project Steering Committee.

Importantly, none of the shortlisted sites presented unsurmountable development challenges, such as lack of capacity to accommodate the proposed facility footprint or unsurmountable development costs.

Table 3.1. SWOT Analysis Outcomes

Site	Contextual	Cultural	Functional	Totals
Dean Street	68	22	33	123
The Strand	69	20	30	119
The Hive	68	20	30	118
Reid Park	57	13	30	110
Riverway	52	15	30	97
Breakwater Marina	53	14	17	84
CBD (Railyards)	54	9	15	78

Source: AECOM

Note: in addition to the scoring, the underperforming sites also had a number of critical constraints, such as availability of vacant land for development.

4. MULTI-CRITERIA ASSESSMENT (MCA)

4.1 APPROACH

To confirm a preferred site for the proposed Townsville Concert Hall, an MCA was used to assess the performance of each of the short-listed sites in accordance with a range of place making, planning, development cost and economic considerations.

The technical assessment has six (6) themes which guided the detailed consideration of each site.

- 1 **Site Accessibility** – the degree to which the site can accommodate general vehicle movement, parking and public transport accessibility. These measures are important to enable facility use.
- 2 **Site Ownership and Tenure** – the ease and ability of the site to be transferred and developed.
- 3 **Environment and Geotech** – The capacity of the site to have a minimal environmental impact, and flood resilience.
- 4 **Cost and Financial Performance** – The extent to which the future development of the site is impacted by costs.
- 5 **Site and Spatial Fit** – The size, siting and complementarity with surrounding uses.
- 6 **Place, Culture and Community Value** – The level to which the project enhances placemaking values, catalyses cultural development and creates public benefit.

In conducting the MCA for each site, each criteria was scored in a range of 0, 1 or 2 for performance against each site's characteristics. The measurement scale has been defined in the assessment of each criteria.

4.2 CONSIDERATION

4.2.1 Site Accessibility

Public Transit Accessibility at/near Site

Approach

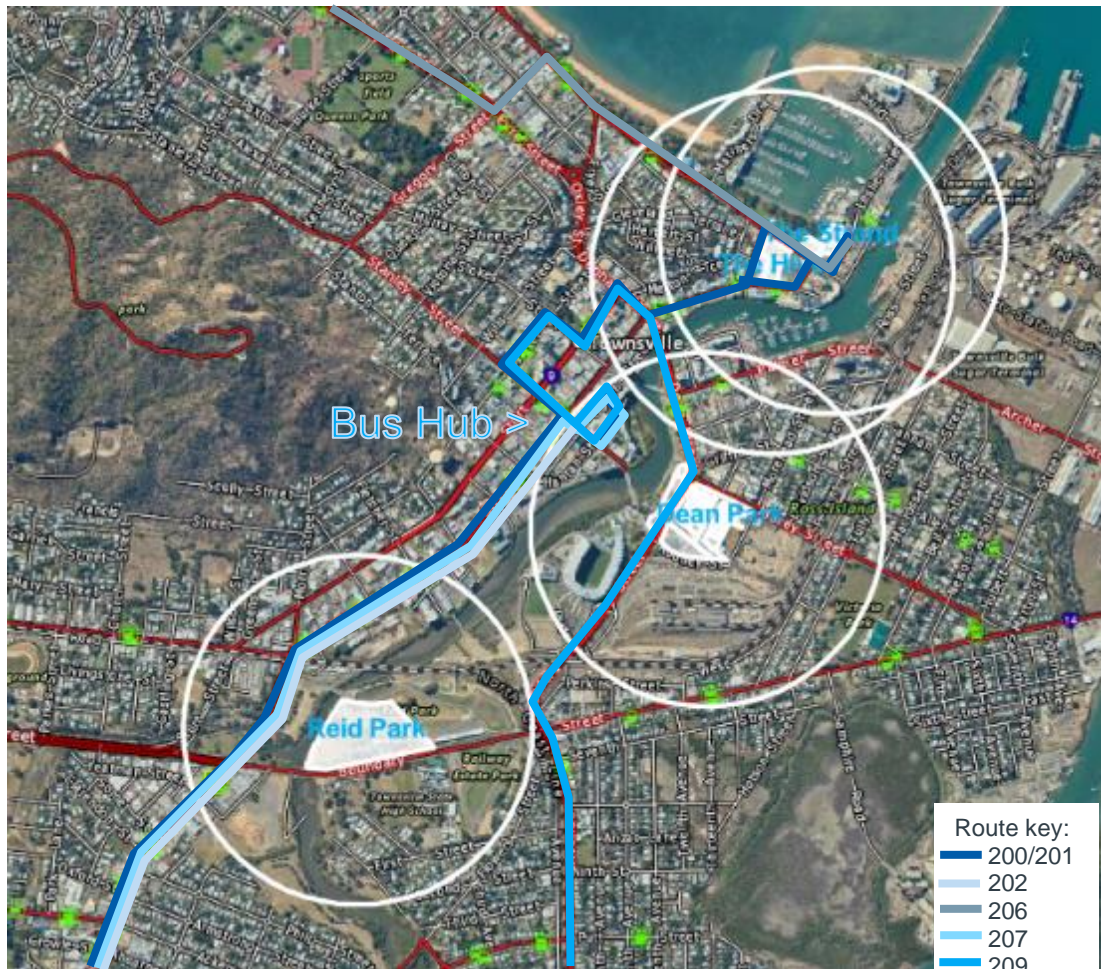
Public transport access to the site is important to enable ease of access for patrons and performers. Site accessibility by public transport was assessed through examining the routes (number and frequency), stops and bus stations in the vicinity of each site.

Consideration

Townsville's public transport system is limited to a bus network operated by Sunbus on behalf of Translink. The main bus routes servicing the four sites include routes 200, 201, 202, 206, 207 and 209. The locations of the bus stops for these routes are included in figure 5.5.1 below.

The Ogden Street Bus Station sits within 600m of the Dean Street site and approximately 750-800m from the Hive and Strand sites and is over a kilometer away from the Reid Park site. Its presence enables access to greater frequency of bus services. This has been considered in the MCA and noting that Dean Street is the closest site, it therefore enables parity of access to a frequency of services similar to those already served by the Hive and the Strand.

Figure 4.1. Public Transport Stops



Source: AEC, TMR (2022), Translink (2022)
 Note: Radius from site is 600m

Measurement Scale

- 0: Site has no PT accessibility within 600m
- 1: Site has PT capacity within 600m
- 2: Site has PT accessibility within or at edge of site

Outcome

The outcome of the Public Transport assessment is outlined in the table below.

Table 4.1. Public Transport Assessment Outcomes

Site	Assessment	Scoring
The Strand	Bus stops 100m away at Breakwater ferry Terminal (200, 201, 206)	2
The Hive	Bus stop directly opposite on Flinders Street (200, 201, 206)	2
Dean Street	Bus stop directly on Dean/Saunders (209) and proximity to Ogden Street Bus Hub	2
Reid Park	Bus stops 3-400m away on Charters Towers Road and Flinders Street (200, 201, 202, 207)	1

Source: AECOM

SITE OPTIONS ANALYSIS

Active Transport Network

Approach

Provision of active transit is important to enable ease of access to and from the facility, noting that an average of 2-3% bicycle mode share in Townsville (based on Household Travel Survey data in Townsville). Active transport has been assessed through examining principal pathways, shared paths and cycle routes in the vicinity of each site.

Consideration

Townsville City Council's Active Travel Townsville (Map 6) shows the extent of shared and dedicated cycle routes across the CBD and South Townsville, excluding the active transport infrastructure delivered in the vicinity of the stadium on Saunders Street. Further, the Queensland Government's Principal Cycle Network Plan indicates cycling infrastructure in the vicinity of The Strand and the CBD should be given priority for upgrades in the next 10 years. Using data from Map 6 (see figure below) and close examination of shared paths and the quality, level of comfort and shade, assessments for the separate sites have been provided.

Figure 4.2. Active Transit Routes in Townsville

Source: Transport and Main Roads (2016)

Measurement Scale

- 0: Site has no capacity to optimise active transport
- 1: Site has minor capacity to optimise active transport
- 2: Site has significant capacity to optimise active transport

Outcome

The outcome of the active transit assessment is outlined in the table below.

Table 4.2. Active Transit Assessment Outcomes

Site	Assessment	Scoring
The Strand	Close to Strand shared path and good pathway provision around site	2
The Hive	Site location has good pathway provision around site and the capacity to optimise active transport networks currently in place	2
Dean Street	Site adjacent to dedicated cycle path and moderate pathway provision	2

Site	Assessment	Scoring
Reid Park	Close to Reid Park pedestrian overpass and shared path connectivity to the site, limited shading	1

Source: AECOM

Local Road Network

Approach

Local road access to the facility is important to enable convenient and accessible entry and egress for employee/visitor/patron/performer/group vehicles, maintenance, service and loading vehicles. Analysis of the road network utilised QLD Globe, TCC AIMSUN Strategic Traffic Model, the Traffic Impact Assessment (TIA) for the Hive preliminary approval and the project team’s well-developed understanding of the Townsville CBD traffic network and proposed road upgrades (of which there are none identified in Council capital works programs in the immediate vicinity of the 4 sites).

Consideration

Figure 4.3 below shows the hierarchy of existing state and local roads in and around the shortlisted sites. It is important to note that the road network on the far eastern end of the Strand (access to both the Strand and Hive sites) is one directional and split along Wickham Street, as outlined in Figure 4.4.

The TIA undertaken as part of the preliminary approval for the Hive development by ARUP in 2016 was based upon a similar scale of development to that proposed for the concert hall and determined that the road network and specifically the intersections within the immediate vicinity of the site would function within acceptable limits of operation in both am and pm peak periods.

It is reasonably assumed (based upon similar styles of development in city centre locations) that event set down / pick up areas for group transport can be accommodated at all sites, either at the site or on the adjacent street.

Figure 4.3. State and Local Road Hierarchy



Source: AEC, TMR (2021)

Figure 4.4. Directional Traffic (The Strand and Hive)



Source: AEC

Measurement Scale

- 0: Site use would create major issues for local network
- 1: Future site use would create minimal issues for local network
- 2: Future site use would have no issues and be easily accommodated by local network

Outcome

The outcome of the local road network assessment is outlined in the table below.

Table 4.3. Local Road Network Assessment Outcomes

Site	Assessment	Scoring
The Strand	Existing one-way arrangements around site (Flinders, Wickham, King Streets plus single in/out at Sir Leslie Thiess Drive) provide a degree of constraint and congestion, requiring potential site works	1
The Hive	Existing one-way arrangements around site (Flinders, Wickham, King Streets plus single in/out at Sir Leslie Thiess Drive) provide a degree of constraint and congestion, requiring potential site works	1
Dean Street	No local road network connection issues, ample access and egress points	2
Reid Park	No local road network connection issues, ample access and egress points	2

Source: AECOM

Car Parking

Approach

The Townsville City Council Planning Scheme outlines the minimum number of car parking spaces required for different types of buildings. For a theatre style building, the car parking requirements are one space per 15m² of GFA or one space for each four seats, whichever is greater (TCC, 2016). Considering the expected venue capacity of approximately 850 seats, a total of 213 car parks are required for the facility.

SITE OPTIONS ANALYSIS

This criterion assesses the capacity of each site to deliver onsite parking without incurring additional development costs.

Consideration – Car Parking

Both the Strand and The Hive would require considerable car parking to enable compliance with the Townsville City Council Planning Scheme. It is unlikely that any parking would be provided underground due to the costs associated with accommodating sufficient spaces at the more central sites. Both Dean Street and Reid Park have considerable capacity for at grade car parking.

Comparative recent cultural facilities of a similar nature and size tend to not cater directly for onsite car parking, being generally well located near to existing parking and on public transport routes. Country Bank Stadium has limited visitor parking within the curtilage of the site but relies upon proximity to existing parking, good local public transport accessibility and traffic and event management provisions.

Further, other contemporary performing arts facilities (such as the construction of the New Performing Arts Venue (NPAV) in South Bank, Brisbane) are being delivered without dedicated car parking for patrons.

Note: Based on the above consideration, this criterion has been excluded from the MCA.

4.2.2 Site Ownership and Tenure

Ownership/s for Development Parcelling

Approach

Understanding ownership and levels of fragmentation allows consideration of the ease with which the sites can be acquired and developed, noting that development will require approvals from existing rights holders. Price Finder and QLD Globe were used to assess the ownerships of each parcel in each site location.

Consideration

Table 4.4 shows parcel ownerships for each site.

Table 4.4. Site Ownership Assessment

Lot on Plan	Ownership	Easements/Encumbrances and Interests
The Hive		
1RP702069	Freehold - Gleeson Properties Pty Ltd	Deed of Grant
2RP717290	Freehold - Gleeson Properties Pty Ltd	Deed of Grant
1SP327299	Freehold - Gleeson Properties Pty Ltd	Deed of Grant Easements A - F Heritage Site – Qld Heritage
2SP327299	Freehold - Gleeson Properties Pty Ltd	Deed of Grant Easements A – F
The Strand		
293EP2174	Reserve – Townsville City Council Trustee (Owned by Queensland State Government)	Easement – Ergon Owned by Queensland State Government
786EP2270	Reserve – Townsville City Council Trustee (Owned by Queensland State Government)	Owned by Queensland State Government
100CP859212	Reserve – Townsville City Council Trustee (Owned by Queensland State Government)	Owned by Queensland State Government
Dean Street		
21T118106	Townsville City Council	Deed of Grant
22T118106	Townsville City Council	Deed of Grant
23T118106	Townsville City Council	Deed of Grant
24T118106	Townsville City Council	Deed of Grant
25T118106	Townsville City Council	Deed of Grant
26T118106	Townsville City Council	Deed of Grant

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27T118106	Townsville City Council	Deed of Grant
28T118106	Townsville City Council	Deed of Grant
29T118106	Townsville City Council	Deed of Grant
30T118106	Townsville City Council	Deed of Grant
31T118106	Townsville City Council	Deed of Grant
32T118106	Townsville City Council	Deed of Grant
34T118106	Townsville City Council	Deed of Grant
48T118106	Townsville City Council	Deed of Grant
712EP1695	Reserve – Townsville City Council Trustee (Owned by Queensland State Government)	Owned by Queensland State Government
734EP1695	Reserve – Townsville City Council Trustee (Owned by Queensland State Government)	Trustee Lease – Lease A Totally and Permanently Disabled Ex Service Persons Associations, - Owned by Queensland State Government
718SP111999	Reserve – Townsville City Council Trustee	Trustee Lease – Lease A Totally and Permanently Disabled Ex Service Persons Associations, - Owned by Queensland State Government
Reid Park		
514CP812597	Reserve - Townsville City Council Trustee (Owned by Queensland State Government)	Easements – Road - Owned by Queensland State Government

Source: Titles Queensland (2022)

Measurement Scale

- 0: Site has major ownership issues (more than 3 separate owners)
- 1: Site has some ownership issues (2 or 3 separate owners)
- 2: Site has no ownership issues (single owner)

Outcome

The outcome of the site ownerships assessment is outlined in the table below.

Table 4.5. Site Ownership Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site is in single Queensland Government ownership	2
The Hive	Site is in single private ownership	2
Dean Street	Multiple separate parcels exist on the site owned between the Queensland Government and Council. However, the proposed development footprint is on Council controlled parcels of the site.	2
Reid Park	Site is in single Council ownership	2

Source: AECOM

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

Legal and Tenure Restrictions**Approach**

Legal and tenure considerations provide an indication of encumbrances that need to be taken in to consideration for the future development of the facility at each site.

Consideration

As outlined in in Figure 4.5 and Figure 4.6 below there are designated easements in vicinity of the Strand, The Hive and Reid Park. Following a review of the TCC planning scheme, SARA mapping and approvals related to the sites it is noted that no easements will effectively prevent the development or use of a concert hall facility. Specifically relating to the Hive, there are no encumbrances that prevent the development of a concert hall including for the volumetric service and access easement that is identified in the preliminary approval.

Figure 4.5. Heritage and Easements – The Strand and Hive



Source: Digital Cadastral Database (2022)
Note: Green areas indicate easements. Purple areas indicate listing on heritage register.

Figure 4.6. Easements – Reid Park



Source: Digital Cadastral Database (2022)
Note: Green areas indicate easements

Measurement Scale

- 0: Site has major legal and tenure restrictions (more than 3 separate issues)
- 1: Site has minimal legal and tenure restrictions (up to or 3 issues)
- 2: Site has no legal or tenure restrictions

Outcome

The outcome of the legal and tenure assessment is outlined in the table below and shown in figure 5.5.7 below.

Table 4.6. Legal and Tenure Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site has easement that does not impact on development opportunity	2
The Hive	Site has heritage and easement that does not impact on development opportunity	2
Dean Street	Site has no restrictions	2
Reid Park	Site has easement that does not impact on development opportunity	2

Source: AECOM

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

4.2.3 Environment and Geotech

Flood Immunity

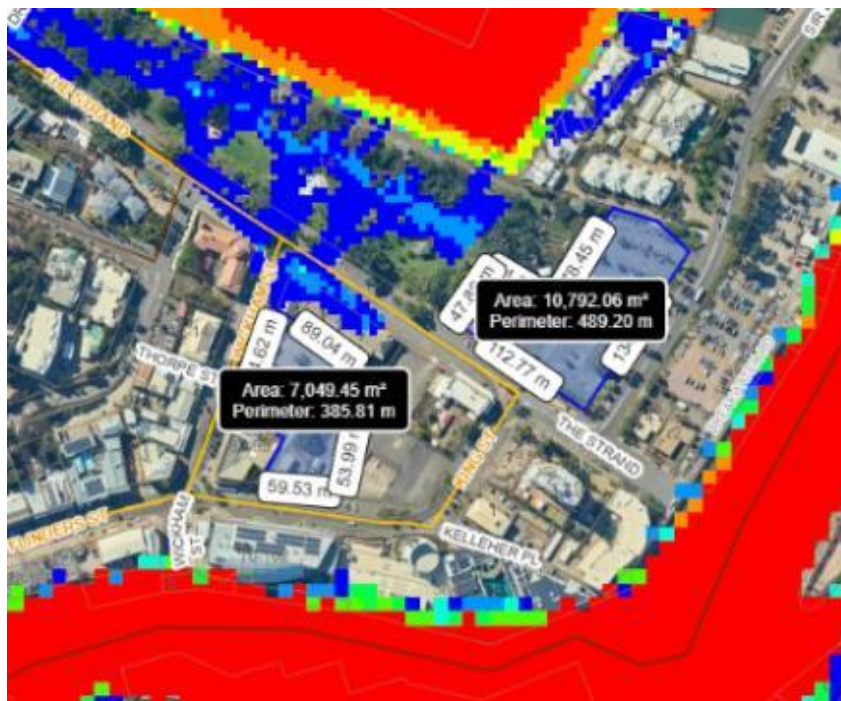
Approach

Flooding has been considered for each of the sites in order to understand the extent of inundation and potential remediation that might be required to create flood resilience for any future facility. Townsville City Council's TownsvilleMAPS service was used to assess flood risk.

Consideration – Flood Immunity

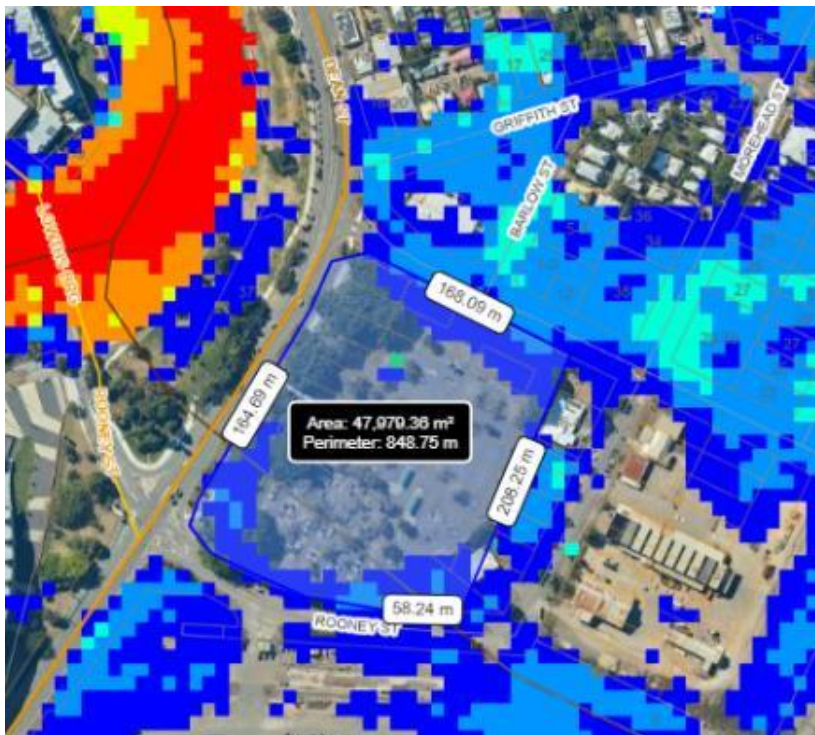
As outlined in Figure 4.7 - Figure 4.9 below, the short-listed sites have varying degrees of flood immunity at 1% AEP (100y) flood depths. The findings show that Dean Street and Reid Park have a consistent 1% and 2% annual exceedance probability. In all cases, this is not across the whole of the site but generally confined to the edges of sites and in the range of 0.01-0.75m of depth. The building footprint for a concert hall can be accommodated outside of flooding impact on all sites.

Figure 4.7. Flood Risk – The Strand and The Hive



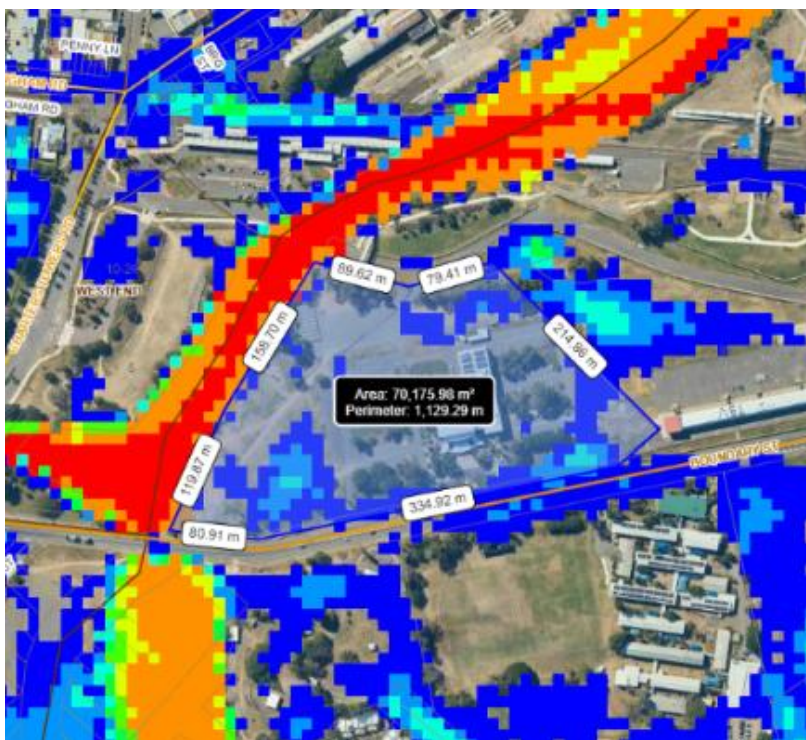
Source: Townsville City Council (2022b)

Figure 4.8. Flood Risk – Dean Street



Source: Townsville City Council (2022b)

Figure 4.9. Flood Risk – Reid Park



Source: Townsville City Council (2022b)

Measurement Scale

- 0: Site has no flood immunity
- 1: Site has some flood immunity
- 2: Site is flood immune

Outcome

The outcome of the flooding impact assessment is outlined in the table below.

Table 4.7. Flooding Impact Assessment Outcomes

Site	Assessment	Scoring
The Strand	Proposed development area in site is flood immune	2
The Hive	Proposed development area in site is flood immune	2
Dean Street	Proposed development area in site is flood immune	2
Reid Park	Proposed development area in site is flood immune	2

Source: AECOM

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

Storm Surge Immunity

Approach

Storm surge has been considered for each of the sites in order to understand the extent of inundation and potential remediation that might be required to create storm surge resilience for any future facility. Risk of storm surge was assessed using the Queensland Department of Environment and Science’s Storm Tide Series.

Consideration

As outlined in Figure 4.10 - Figure 4.12 below, the short listed sites have varying degrees of storm surge immunity. Red indicates high risk and orange indicates medium risk.

Figure 4.10. Storm Surge Risk – The Strand and The Hive



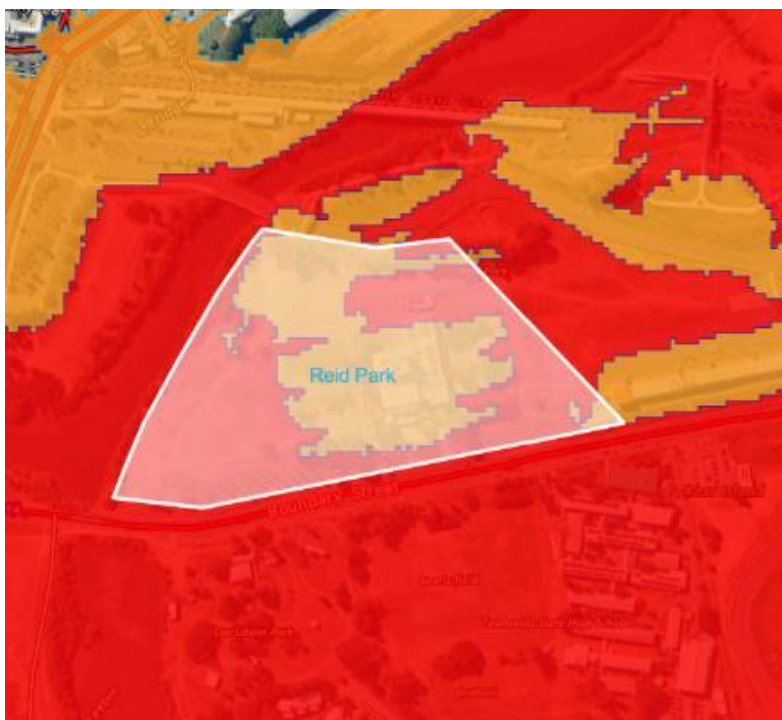
Source: DES (2022a)

Figure 4.11. Storm Surge Risk – Dean Street



Source: DES (2022a)

Figure 4.12. Storm Surge Risk – Reid Park



Source: DES (2022a)

Measurement Scale

- 0: Site has no storm surge immunity
- 1: Site has some storm surge immunity
- 2: Site is storm surge immune

Outcome

The outcome of the storm surge impact assessment is outlined in the table below.

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Table 4.8. Storm Surge Impact Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site has some storm surge immunity	1
The Hive	Site has some storm surge immunity	1
Dean Street	Site has no storm surge immunity	0
Reid Park	Site has no storm surge immunity	0

Source: AECOM

Geotech Issues**Approach**

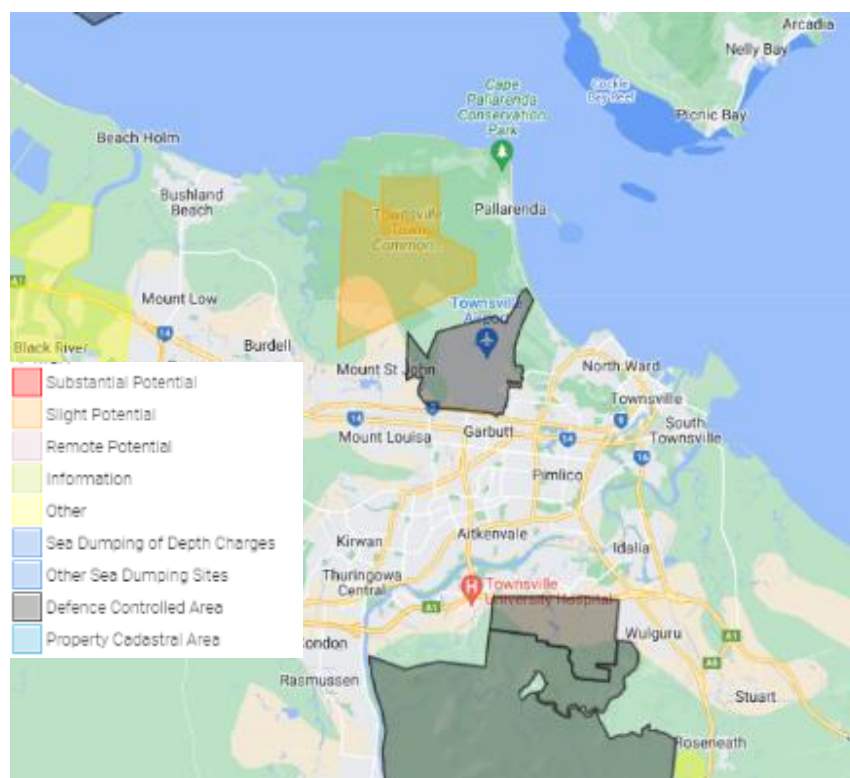
Analysis of geotechnical matters across the separate sites provides an indication of any subsurface and soil contaminants or encumbrances that might directly impact the future development of the facility. For this study the specific parameters examined include unexploded ordnance (UXO), acid sulphate soils, geology, erosion, and contaminated land.

The assessment of geotechnical issues is a high-level analysis only. A range of sources have been used for this analysis and include SARA, searches of the QLD Contaminated Land Register (CLR), QLD Globe, TCC Planning Scheme – Acid Sulphate Soils and DoD database for UXOs. These sources have been supplemented by a consultant assessment based upon site investigation data sources from surrounding sites.

No detailed geotechnical investigations have occurred as part of this stage of the detailed business case. Following the selection of a single site the consultant will seek clarification from the client as to whether a formal geotechnical investigation is to be required and costed.

Consideration – UXO

As shown in Figure 4.13, no UXO risk is present in the Townsville CBD area.

Figure 4.13. UXO Risk – Townsville

Source: DoD (2022)

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

Consideration – Acid Sulfate Soils

Figure 4.14 shows acid sulphate soils are shown to exist to the same extent across each of the sites at 0-5 AHD.

Figure 4.14. Acid Sulphate Soil Risk – Townsville

Source: TCC (2022c)

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

Consideration – Environmental Management and Contaminated Land Register

The results of a search of the Environmental Management Register (EMR) and the Contaminated Land Register (CLR) have been included in Table 4.15.

Table 4.15. EMR and CLR Status

Lot on Plan	Ownership	EMR/CLR Status
The Strand		
293EP2171	Reserve – Townsville City Council Trustee - Owned by Queensland State Government	- NIL
786EP2270	Reserve – Townsville City Council Trustee - Owned by Queensland State Government	- NIL
100CP859212	Reserve – Townsville City Council Trustee - Owned by Queensland State Government	- NIL
The Hive		
1RP702069	Freehold – Gleeson Properties Pty Ltd	- NIL
2RP717290	Freehold – Gleeson Properties Pty Ltd	- NIL
1SP327299	Freehold – Gleeson Properties Pty Ltd	EMR
2SP327299	Freehold – Gleeson Properties Pty Ltd	EMR
Dean Street		
21T118106	Townsville City Council	EMR – Landfill
22T118106	Townsville City Council	EMR – Landfill
23T118106	Townsville City Council	EMR – Landfill
24T118106	Townsville City Council	EMR – Landfill
25T118106	Townsville City Council	EMR – Landfill
26T118106	Townsville City Council	EMR – Landfill
27T118106	Townsville City Council	EMR – Landfill
28T118106	Townsville City Council	EMR – Landfill

SITE OPTIONS ANALYSIS

Lot on Plan	Ownership	EMR/CLR Status
29T118106	Townsville City Council	EMR – Landfill
30T118106	Townsville City Council	EMR – Landfill
31T118106	Townsville City Council	EMR – Landfill
32T118106	Townsville City Council	EMR – Landfill
34T118106	Townsville City Council	EMR – Landfill
48T118106	Townsville City Council	EMR – Landfill
712EP1695	Reserve – Townsville City Council Trustee - Owned by Queensland State Government	EMR – Landfill
734EP1695	Reserve – Townsville City Council Trustee - Owned by Queensland State Government	EMR – Landfill
718SP111999	Reserve – Townsville City Council Trustee - Owned by Queensland State Government	EMR – Landfill
Reid Park		
514CP812597	Reserve - Townsville City Council Trustee - Owned by Queensland State Government	EMR – Railway Yards

Source: DES (2022c)

The identified EMR status has the following implications:

- The Hive: The current EMR petroleum product or oil storage may indicate future decontamination costs
- Dean Street: The current EMR landfill status may indicate future decontamination costs
- Reid Park: The current EMR railway status may indicate future decontamination costs
- The Strand: No EMR or CLR record is registered

Consideration – Geology

The Queensland Geotechnical Database identifies the different geological formations in the assessment area, as shown in Figure 4.16. Geology – Townsville. The Strand, Dean Street and Reid Park share the same geology with Holocene formations. The Strand has moderately well-sorted fine to course grained quartzose, sand and gravel; Dean Street and Reid Park have silt, mud and mangrove flats. The Hive site sits atop Pleistocene formations of clay, silt, sand gravel and alluvium deposits.

The findings of the geological analysis shows that whilst there are different formations there is not considered to be any significant differentiating factor between the sites in terms of geological condition and capacity for development.

Figure 4.16. Geology – Townsville



Source: Queensland Geotechnical Database (2022)

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

Consideration – Erosion Prone Area

Figure 4.17 - Figure 4.19 shows erosion prone areas across each of the short-listed sites. Both Reid Park and Dean Street have been identified as having considerable areas of erosion risk that may impact development potential.

Figure 4.17. Erosion Prone Area – The Strand and The Hive



Source: SARA (2022)

Figure 4.18. Erosion Prone Area – Dean Street



Source: SARA (2022)

Figure 4.19. Erosion Prone Area – Reid Park



Source: SARA (2022)

Note: Erosion is included as a point of consideration only. Due to the minimal risk of erosion across all sites which will be managed through the design and construction phases of development regardless of which site has been chosen, this has not been included in as a rated criterion.

SITE OPTIONS ANALYSIS

Measurement Scale

- 0: Site has major geotech issues (issues on over 50% of site)
- 1: Site has some geotech issues (issues on up to 49% of site)
- 2: Site has no geotech issues

Outcome

The outcome of the geotechnical assessment is outlined in the table below. Note that the only significant differentiator between the sites is contamination and the identification of such on the EMR and CLR.

Table 4.9. Geotechnical Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site has no geotech issues and no identified EMR issues	2
The Hive	Site has no unique geotech issues, identified as EMR – petroleum product or oil storage and erosion risk on less than 49% of the site	1
Dean Street	Site has geotech issues across parts of the site, identified as EMR – landfill	1
Reid Park	Site has geotech issues across parts of the site, identified as EMR - former railway yards	1

Source: AECOM

Environmental Impacts**Approach**

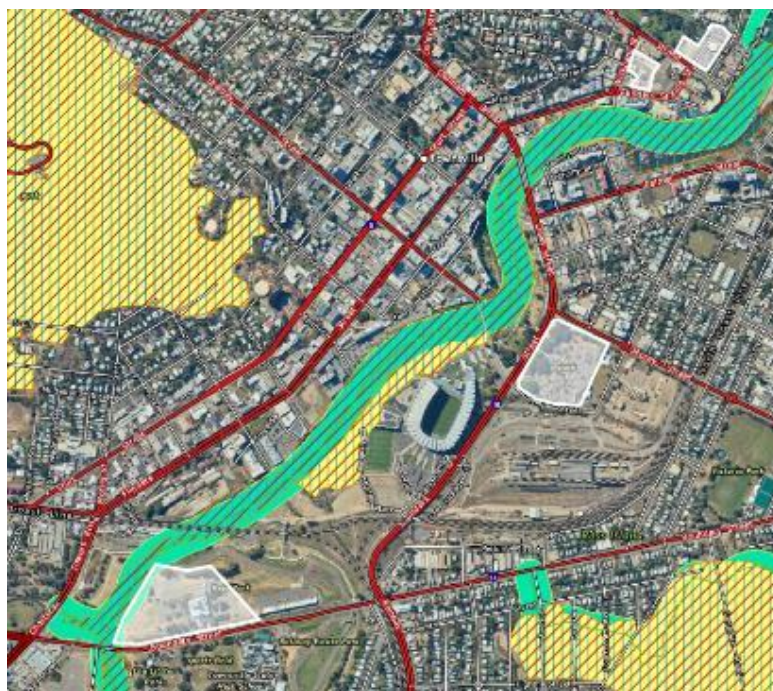
Analysis of a range of environmental impacts allows consideration of issues that might require address in terms of areas of non-development and/or requirement for permitting and approvals.

The extent of the separate sites environmental overlay restrictions and any matters that may be considered triggers under EPBC ACT (1999) are taken in to consideration.

Consideration

As shown in Figure 4.20 below, analysis of Matters of State Environmental Significance mapping show there is no intersect with any of the shortlisted sites.

Figure 4.20. Matters of State Environmental Significance



Source: DES (2022b)

Measurement Scale

- 0: Site has major environmental overlay restrictions
- 1: Site has some minor environmental overly restrictions
- 2: Site has no environmental overlay restrictions

Outcome

The outcome of the Environmental Impact Assessment is outlined in the table below.

Table 4.10. Environmental Impact Assessment Outcomes

Site	Assessment	Scoring
The Strand	No environmental restrictions	2
The Hive	No environmental restrictions	2
Dean Street	No environmental restrictions	2
Reid Park	Minor environmental restrictions, limited to an area that does not impact development potential of the site	2

Source: AECOM

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

4.2.4 Cost and Financial Performance

Site Purchase

Approach

The priority for this criterion is to assess the need for purchase of land on each site to enable delivery of the proposed facility.

Consideration – Site Purchase

As outlined in Table 4.3, the short listed sites have a variety of ownerships of various parcels:

- The Strand: All parcels owned by the Queensland Government

SITE OPTIONS ANALYSIS

- The Hive: All parcels owned by the Gleeson Group (private owner)
- Dean Street: Mixed ownership between the Queensland Government and Townsville City Council, outlined in Figure 4.21 below.
- Reid Park: All parcels owned by the Queensland Government

Figure 4.21. Queensland Government Ownership on Dean Street



Source: Titles Queensland (2022) via Queensland Globe

It is important to note that where the Queensland Government is a landowner, any sale or transfer of land will occur pursuant to the *Land Act (1994)*, whereby the Queensland Government can grant the land in freehold to the project proponent (such as Townsville City Council) at full market value, subject to tenure assessments, including Native Title rights and interests.

Preliminary engagement with the site owner of The Hive (the Gleeson Group) has determined that the site owner is willing to explore a range of PPP, long-term lease or site purchase options, subject to detailed consideration should The Hive be selected as the preferred development site.

Measurement Scale

- 0: Site cannot be purchased
- 1: Site requires purchase to enable development
- 2: Site does not require land purchase to enable development

Outcome

The outcome of the site purchase cost assessment is outlined in the table below and supporting inground infrastructure figures shown also below.

Table 4.11. Site Purchase Assessment Outcomes

Site	Assessment	Scoring
The Strand	Full site requires land purchase to enable development	1
The Hive	Full site requires land purchase to enable development	1
Dean Street	Parts of the site will need to be purchased to enable development	1
Reid Park	Full site requires land purchase to enable development	1

Source: AECOM

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

Development costs

Approach

The priority for this criterion is to assess the capacity of each site to realise the development opportunity without incurring additional costs, including relocation of inground infrastructure and removal and demolition of existing structures.

To quantify the difference in magnitude of development cost, AECOM has undertaken a high-level cost assessment of demolition and trunk services and infrastructure diversions required on each site.

Consideration – Demolition of Existing Buildings

Demolition would be required on the following buildings:

- The Strand: Enterprise House and the Townsville Bowls Club
- The Hive: Lilac Court (apartment building), the rear section of the Queens Hotel.
- Dean Street: Removal of existing bus shelters and removal of demountable ablutions block.
- Reid Park: No demolition required.

The demolition on the Hive would also require a heritage exemption certificate due to the location of the works adjacent and attached to the Queensland Heritage Place (Lot 290CP859212 - Queens Hotel). It would be recommended that a pre-lodgment meeting is undertaken with the Department of Environment and Science prior to lodgment of any application.

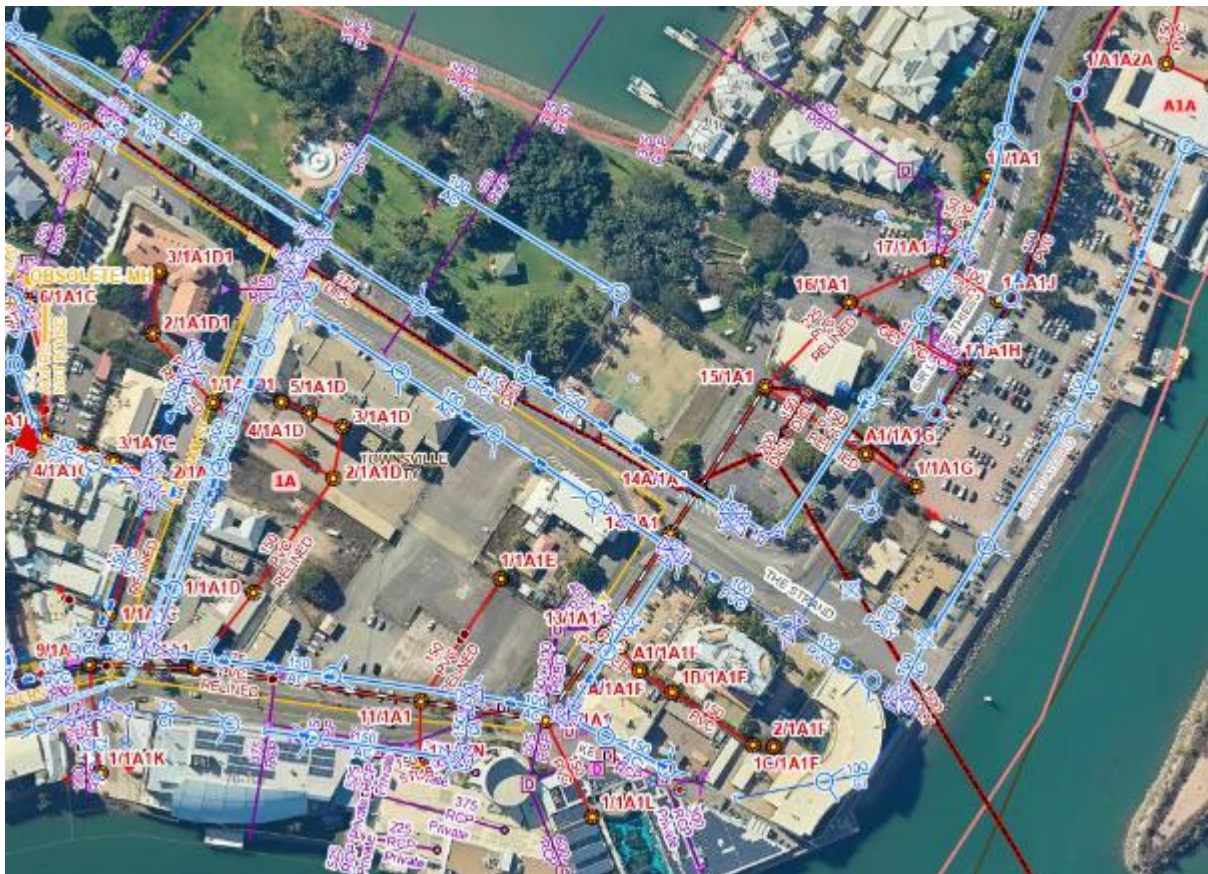
The Strand site is located adjoining the Queensland Heritage Place (Lot 290CP859212 - Queens Hotel). Pursuant to the Planning Regulations 2017, development on or adjoining a Queensland Heritage Place is exempt where the development is PDA-related development. The site of the concert hall would fall within the PDA on the Strand site.

Consideration – Relocation of Inground Infrastructure

As outlined in Figure 4.22 - Figure 4.24, additional costs are likely to be incurred in the relocation of inground infrastructure.

- The Strand: Demolition, removal and diversion works for sewer, water and stormwater will be required at major cost
- The Hive: Demolition, removal and diversion works for sewer, water and stormwater will be required at major cost
- Dean Street: Diversion and installation of sewer, water and stormwater will be required at minor cost
- Reid Park: Provision of new pumping station and installation of rising sewer, plus water and stormwater at major cost

Figure 4.22. Mains Connections at the Hive and the Strand



Source: TCC (2022e)
Note: Water (Blue), Sewer (Red), and Stormwater (Purple) Infrastructure.

Figure 4.23. Mains Connections at Dean Street



Source: TCC (2022e)
Note: Water (Blue), Sewer (Red), and Stormwater (Purple) Infrastructure.

Figure 4.24. Mains Connections at Reid Park



Source: TCC (2022e)
 Note: Water (Blue), Sewer (Red), and Stormwater (Purple) Infrastructure.

Enabling Works Cost Assessment

IN assessing the combined cost of enabling works, AECOM prepared a high-level cost assessment of the required demolition and enabling infrastructure works at each short listed site. The outcomes of the cost assessment are as follows:

- The Strand: estimated \$1,850,000 total cost
- The Hive: estimated \$2,468,000 total cost
- Dean Street: estimated \$115,000 total cost
- Reid Park: estimated \$1,166,000 total cost

Measurement Scale

0: Site will incur major added development costs, including site purchase, removal and demolition and enabling infrastructure and realignment of inground infrastructure

1: Site will incur minor 'added' development costs, including site purchase, removal and demolition and enabling infrastructure and realignment of inground infrastructure

2: Site will incur no significant 'added' development costs

Outcome

The outcome of the Development Costs assessment is outlined in the table below.

Table 4.12. Development Costs Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site will incur minor 'added' development costs	1
The Hive	Site will incur minor 'added' development costs	1
Dean Street	Site may incur some minor demolition and diversion and installation costs for water-based trunk infrastructure	2
Reid Park	Site will incur minor 'added' development costs	1

Source: AECOM

Future Operation and Maintenance Costs

Approach

Assessing future operation and maintenance costs is the site's ability to incur additional operational costs or savings through the sites location. The approach to assessing this criterion is based on the operation of a benchmark facility on each site and the identification of operational savings due to the site's unique characteristics. The operating cost analysis has been conducted by AEC.

Consideration

The proposed facility is expected to incur a range of operating costs, inclusive of labour (operations and management staff) and non-labour (utilities, marketing and promotions) costs. These costs are expected to be incurred equally across all sites.

However, as identified by the Townsville Performing Arts Centre (TPAC) proposal, there are a number of operational cost savings that can be achieved – particularly for administration and box office sales – through co-location of the new facility beside the existing Townsville Civic Theatre in Reid Park (TPAC, 2021).

Measurement Scale

- 0: Site will incur 'added' operation and maintenance costs
- 1: Site will incur no 'added' operation and maintenance costs
- 2: Site will enable operation and maintenance cost savings

Outcome

The outcome of the operational cost assessment is outlined in the table below.

Table 4.13. Operational Cost Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site will incur no 'added' operation and maintenance costs	1
The Hive	Site will incur no 'added' operation and maintenance costs	1
Dean Street	Site will incur no 'added' operation and maintenance costs	1
Reid Park	Site will enable operation and maintenance cost savings though co-location with the Townsville Civic Theatre	2

Source: AEC

4.2.5 Space and Spatial Fit

Building Footprint

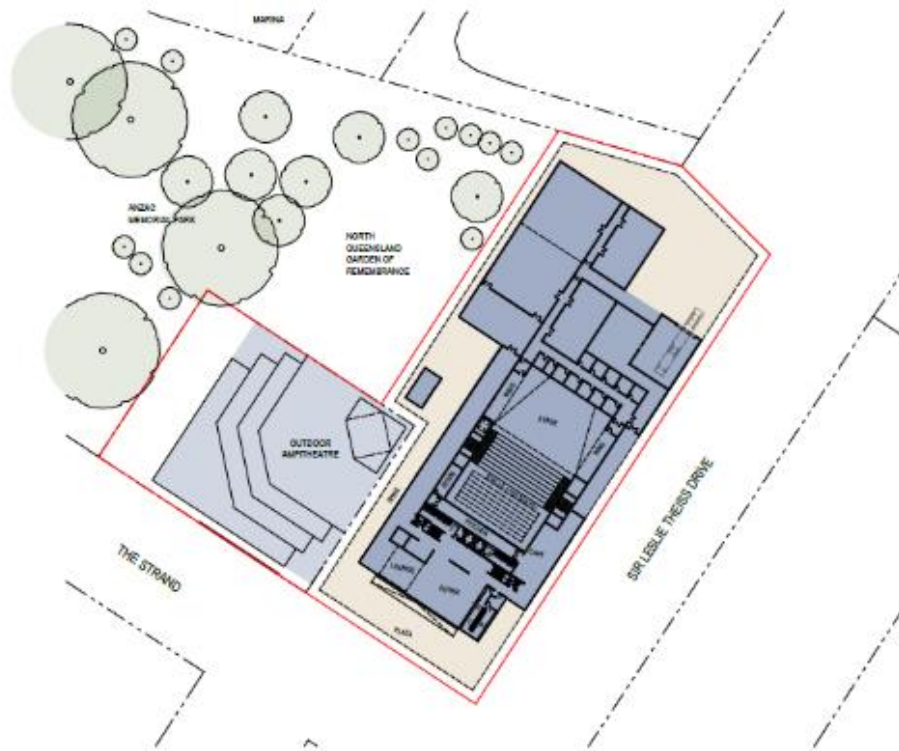
Approach

Assessing building footprint is the site's ability to accommodate the facility footprint to ensure no additional development parcelling and costs are to be incurred. The building footprint analysis has been conducted by Blight Rayner.

Consideration

Site's ability to accommodate footprint is based upon the fit of the draft concept designs for each site as outlined in the Service Need Assessment. The concepts in Figure 4.25 - Figure 4.28 show that the designs can be accommodated at each site.

Figure 4.25. Site Footprint – The Strand



Source: Blight Rayner

Figure 4.26. Site Footprint – The Hive



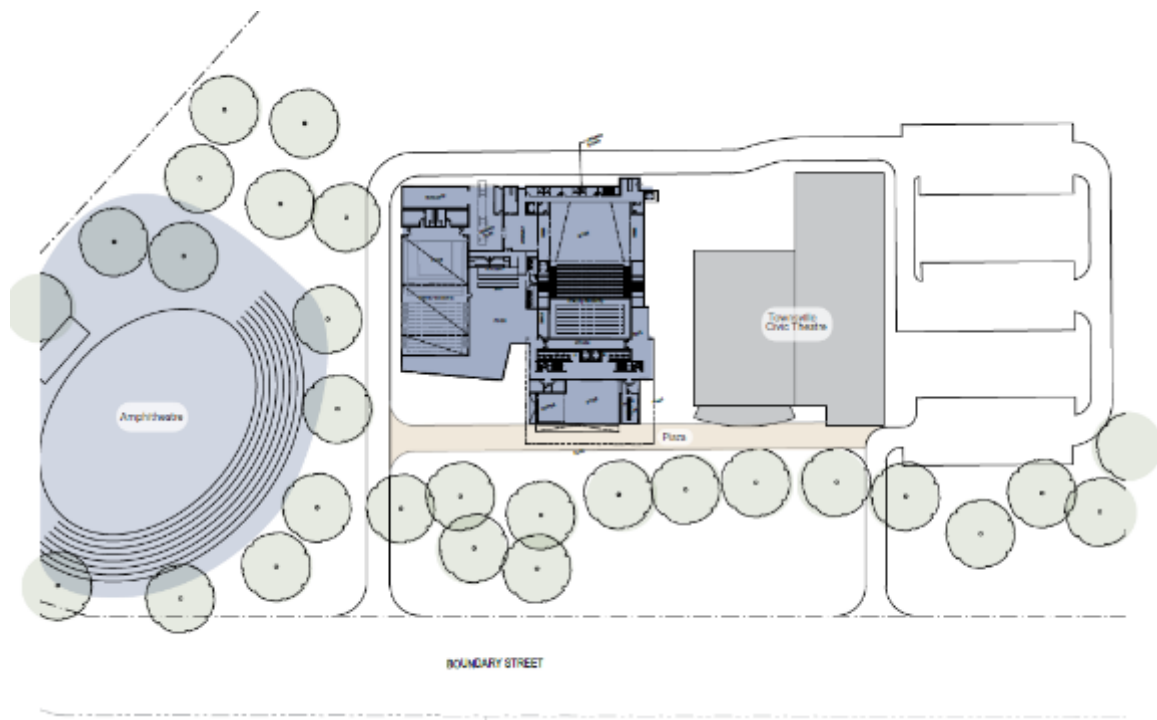
Source: Blight Rayner

Figure 4.27. Site Footprint – Dean Street



Source: Blight Rayner

Figure 4.28. Site Footprint – Reid Park



Source: Blight Rayner

Measurement Scale

0: Site cannot accommodate footprint

SITE OPTIONS ANALYSIS

- 1: Site can accommodate footprint with some amendments
- 2: Site has no spatial problems accommodating footprint

Outcome

The outcome of the Building Footprint assessment is outlined in the table below.

Table 4.14. Building Footprint Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site has no spatial problems accommodating footprint	2
The Hive	Site has no spatial problems accommodating footprint	2
Dean Street	Site has no spatial problems accommodating footprint	2
Reid Park	Site has no spatial problems accommodating footprint	2

Source: Blight Rayner

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

Reverse Amenity Impacts**Approach**

Reverse amenity is analysed in order to understand the potential noise, light and vehicular impacts from the proposed facility on neighbouring land uses, especially residential.

Reverse amenity considerations are based upon an assessment of the impacts on surrounding uses of the proposed building footprint, form, proposed activities, servicing and loading. This has been assessed upon the bases of the sensitivity of neighbouring uses within a 400m radius of the sites.

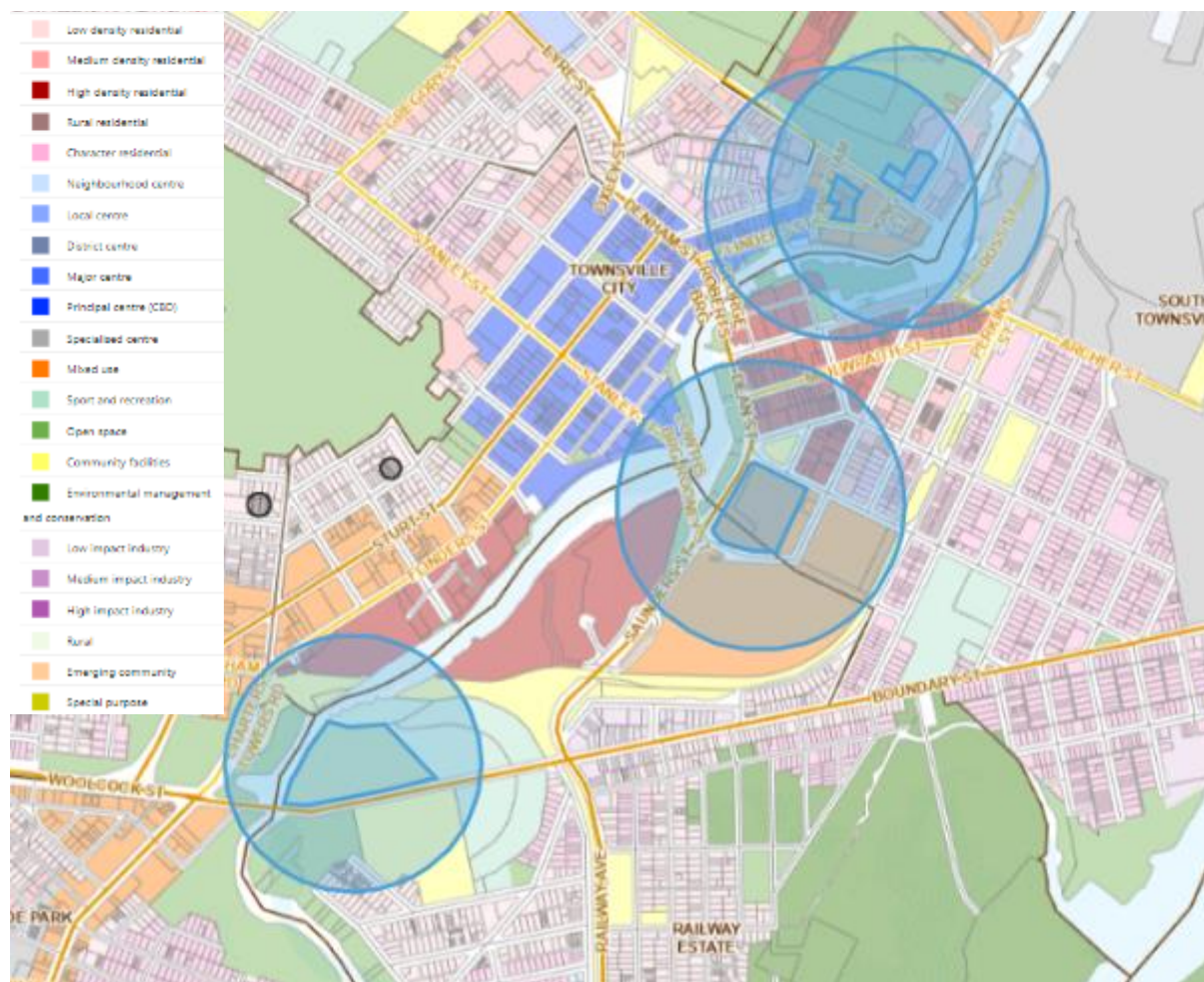
Of significant importance is the location of nearby residential areas and the potential negative impact on these locations in terms of noise, light and vehicular movements.

Consideration

As outlined in Figure 4.29, each site has varying risks to reverse amenity. Specifically:

- **The Strand:** Site is situated adjacent to two residential apartment complexes
- **The Hive:** Not in immediate proximity to residential areas. Residential areas are within 400m from site
- **Dean Street:** Not in immediate proximity to residential areas. Residential areas are within 400m from site
- **Reid Park:** No residential areas are within 400m of the site

Figure 4.29. Planning Zones – Townsville City



Source: TCC (2022f)
 Note: Radius from each site is 400m

Measurement Scale

- 0: Site has major reverse amenity impacts
- 1: Site has minimal reverse amenity impacts
- 2: Site has no reverse amenity impacts

Outcome

The outcome of the reverse amenity assessment is outlined in the table below.

Table 4.15. Reverse Amenity Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site has minimal reverse amenity impacts	1
The Hive	Site has minimal reverse amenity impacts	1
Dean Street	Site has minimal reverse amenity impacts	1
Reid Park	Site has no reverse amenity impacts	2

Source: AECOM

Concurrent Operation with Other Major Events

Approach

To ensure the project has capacity to operate unconstrained by other major events, each short listed site was assessed against its capacity to operate concurrently with other major events in the same location.

SITE OPTIONS ANALYSIS

In assessing the site's capacity to concurrently operate, The Strand and The Hive were considered in relation to the impact of events at the Breakwater Marina, Dean Street with events at the Queensland Country Bank Stadium and Reid Park with use of the Townsville 400 Supercar Track and Pit Complex. The assessment was based on the Project Team's understanding of each site and its capacity to operate concurrently with other major events.

Consideration

The Strand and the Hive are located on the only access road to the Breakwater Marina, home to both The Ville Resort and Casino (The Ville) and the Townsville Entertainment Centre (TEC). When large events are being held at either The Ville or the TEC, there can be episodic congestion along The Strand and King Streets as traffic enters and exits the Breakwater Marina.

Similar to The Strand and The Hive sites, Dean Street would be impacted by episodic congestion at the start and conclusion of events at the Queensland Country Bank Stadium.

When the Townsville 400 Supercar events are held at Reid Park, the whole motorsport precinct is closed to other uses. Closure of the Reid Park precinct impacts the operations of the Townsville Civic Theatre. The impact of this closure has caused high-profile tension between uses of the site (resulting in the last-minute cancellation of the Australian Concerto and Vocal Competition) which is documented in the Service Need Assessment.

Measurement Scale

- 0: Site cannot be used when other major events are being held
- 1: Site is constrained by other major events
- 2: Site is not impacted by other major events

Outcome

The outcome of the concurrent event assessment is outlined in the table below.

Table 4.16. Concurrent Event Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site has potential to become constrained by traffic generated by other major events	1
The Hive	Site has potential to become constrained by traffic generated by other major events	1
Dean Street	Site has potential to become constrained by traffic generated by other major events	1
Reid Park	Site cannot be used when other major events are being held	0

Source: AEC

First Nations Cultural Impacts

Approach

The extent to which the site provides cultural benefits to first nations people. This criterion also includes consideration of any sensitivities that may affect the First Nations community.

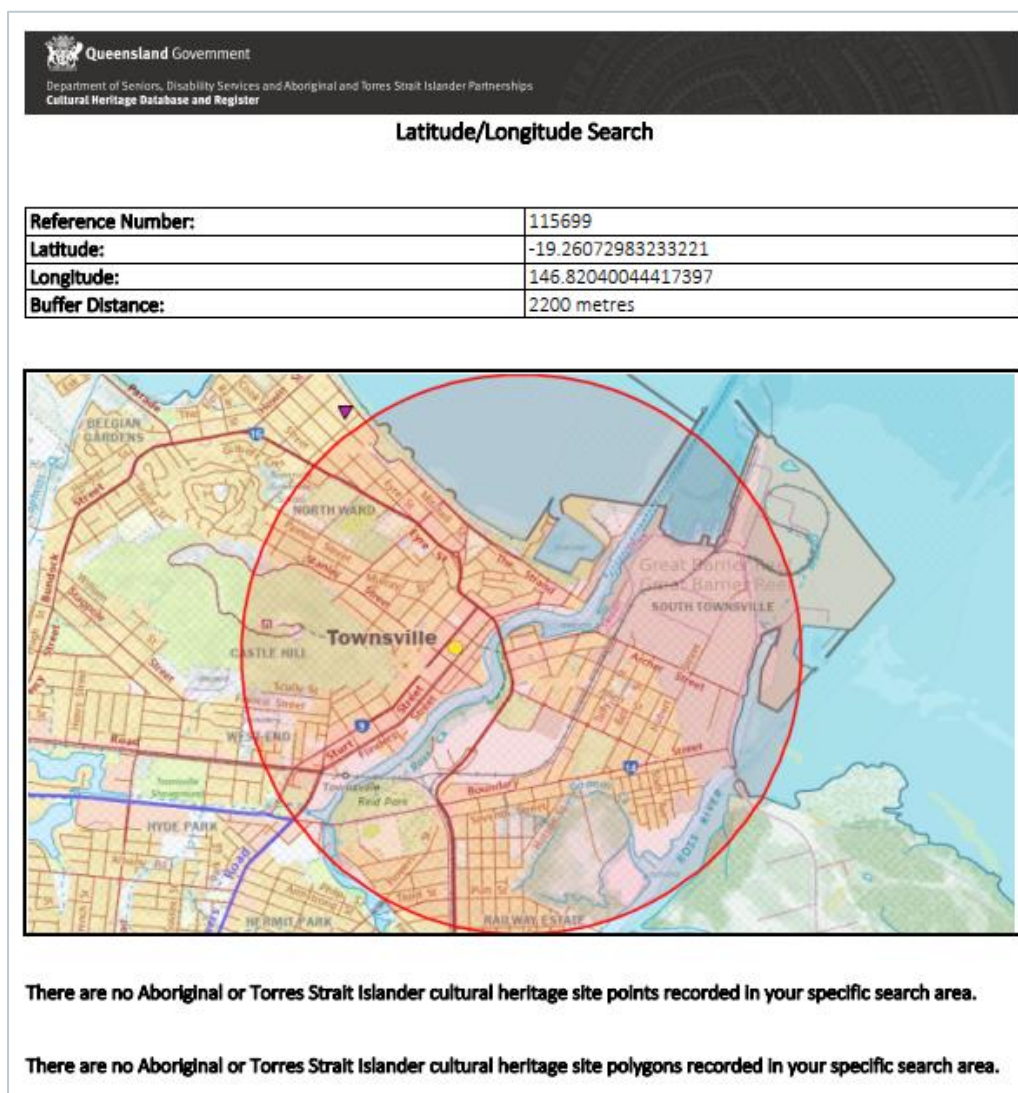
A wide range of sources have been analysed to assess the potential First Nations value and impact of each of the sites, including investigations of DSDSATSIP Cultural Heritage Database and QNTV Search of the National Native Title Tribunal. In addition, an analysis of historical aerial imagery was undertaken to assess possible settlement and use of the sites in the last 50 years.

Consideration – Cultural Heritage and Native Title

Assessment of each short-listed site identified:

- There are no DSDSATSIP registered sites in or adjoining any site (DSDSATSIP, 2022) as outlined in Figure 4.30.
- Entirety of all study areas subject to registered native title application QC 2016/007 for the Gurambilbarra Wulgurukaba People (Native Title Tribunal, 2022)
- There are no native title determinations in the study areas (Native Title Tribunal, 2022)
- There are no ILUAs in the study areas (Native Title Tribunal, 2022)

Figure 4.30. DSDSATSIP Cultural Heritage Search Results



Source: DSDSATSIP (2022)

Consideration – Analysis of Historical Imagery

Analysis of historical imagery of each short-listed site included:

- **The Strand:** Earliest available imagery (1961) showed several structures within the study area. Most were orientated perpendicular to The Strand, but a few were parallel or diagonal.

By 1974, all but one structure in the north-west of the study area had been removed. 1982 imagery shows Enterprise House has been built in the centre of the study area.

By 1995, most of the study area had been paved as carpark, and current imagery shows no significant changes apparent since.
- **The Hive:** Earliest available imagery (1961) showed multiple structures in the study area, including long warehouses fronting Flinders Street to the south, aligned with King Street to the east. An unpaved lane ran between Queens Hotel to the north, and Lilac House, fronting Wickham Street. A grassed area occupied the centre of the block.

By 1974, the warehouses and several smaller buildings had been removed, and current imagery shows no significant changes apparent since.
- **Dean Street:** Earliest available imagery (1961) showed a large building on the corner of Morey and Morehead Streets, and a smaller building to the west, as the only structures within the study area. An unpaved track linked Barlow Street to Stanley Street through the north-western study area, and thick vegetation covered the southern border.

SITE OPTIONS ANALYSIS

By 1974, no structures remained in the entire study area and regrowth of vegetation was apparent in the south-west and north-east. 1982 imagery shows a structure in the centre of the study area, circled by an unpaved track. Most vegetation had been cleared, with scattered trees at the perimeter.

By 1995, vegetation had regrown over much of the study area, and buildings had been erected in the north-east and south-east of the site. Current imagery shows the structure and track in the centre of the study area removed and the area paved as carpark, bordered by thick vegetation.

- **Reid Park:** Earliest available imagery (1961) showed no structures within the study area. An unpaved track crossed the north-eastern study area, and thick vegetation was shown in the south and west. Ross Creek to the west of the study area was shallower and wider than in the present day, with the shoreline lying within the western edge of the current study area.

In 1982 imagery, the Townsville Civic Theatre and Community Music Centre was shown to the east of the study area, with car parks built in the south-east corner. In 1993, a rail bridge had been built across Ross Creek to the north of the site, and an unpaved track had been formed parallel to the creek in the western study area. The car parks of the theatre and music centre had been paved.

2004 imagery showed the rail bridge had been removed, and current satellite imagery shows it replaced by the Townsville Street Circuit racing track. A viewing area has been built in the north-western study area.

Consideration – Engagement with Traditional Owner Representatives

Note: Formal engagement is yet to occur with traditional Owner Representatives. A meeting has been sought and agreed, but no time has been set to engage.

Measurement Scale

- 0: Site has a negative First Nations impact
- 1: Site has a minimal First Nations impact
- 2: Site has a strong First Nations impact

Outcome

The outcome of the First Nations Impact assessment is outlined in the table below.

Table 4.17. First Nations Impact Assessment Outcomes

Site	Assessment	Scoring
The Strand	The site has a minimal First Nations Impact	1
The Hive	The site has a minimal First Nations Impact	1
Dean Street	The site has a minimal First Nations Impact	1
Reid Park	The site has a minimal First Nations Impact	1

Source: AECOM

Note: Due to the similarity of scoring across each site, this criterion has been excluded from the MCA.

4.2.6 Place Culture and Community Value

Complementary Development Opportunity

Approach

Assessing complementary development opportunity relates to understanding the capacity of a particular site to catalyse additional and complementary development within close proximity (400m) to the site. Complementary development is defined as commercial offerings, such as food and beverage and short term accommodation. This analysis is undertaken based upon an understanding of existing and planned development activity.

Consideration

Consideration has been given to the capacity to catalyse additional and complementary development within close proximity to each of the sites (within 400m). The following opportunities have been identified:

SITE OPTIONS ANALYSIS

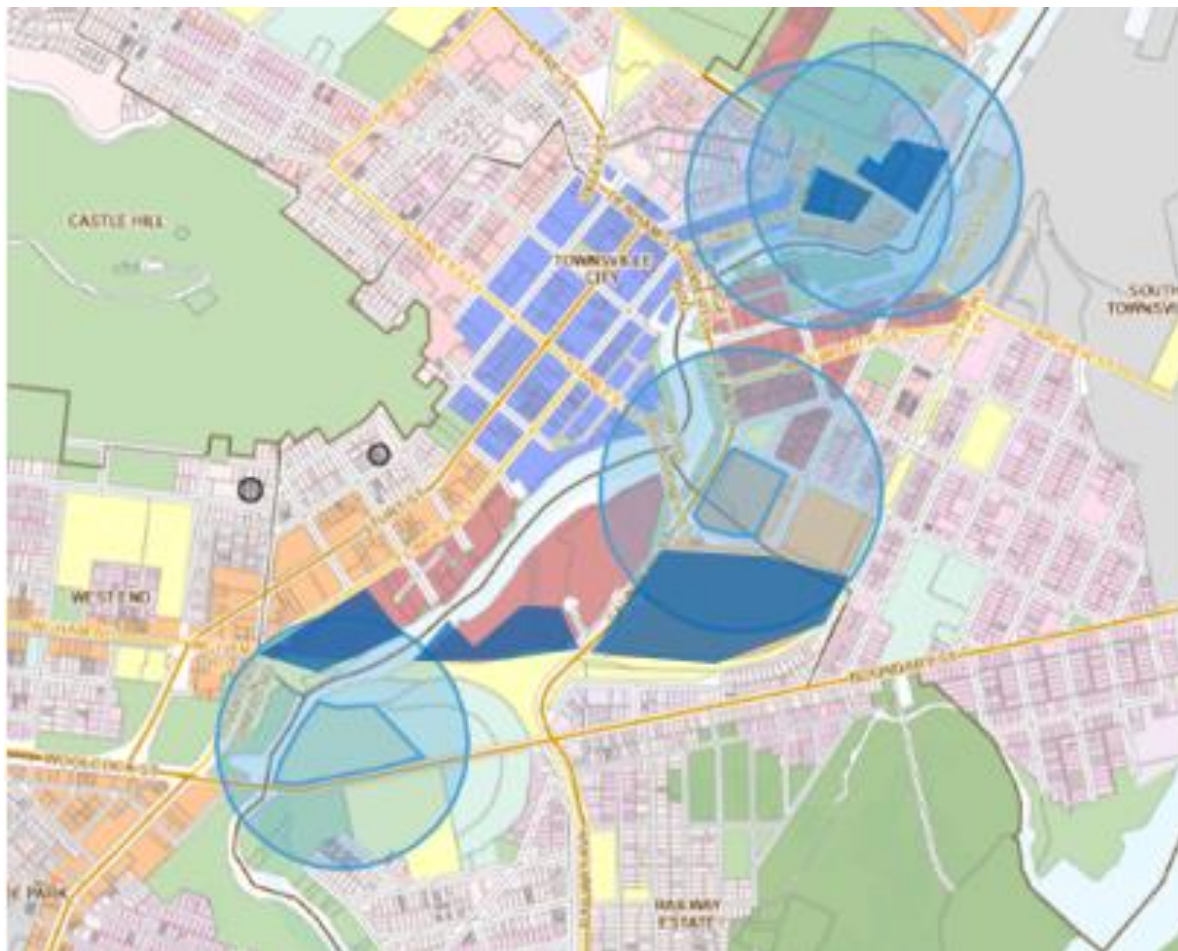
- **The Strand & The Hive:** The sites are both development opportunities (delivery of the project in one site can enable development of the other) and are adjacent to development opportunities similar to the formerly proposed Townsville Marine Tourism Precinct
- **Dean Street:** The site is adjacent to the South Rail Yards. However, the opportunity is not available in the immediate term – the current tenant (Wulguru Rail Maintenance) has lease on site to October 2027.

Additional development opportunities in the Waterfront PDA are beyond 400m from the site.

- **Reid Park:** The site is near to the North Rail Yards site but is separated by the Townsville Station and Ross Creek. Additional development opportunities in the Waterfront PDA are at the boundary of the site.

Figure 4.31 below shows the proximity to complementary development opportunities.

Figure 4.31. Proximity to Complementary Development Opportunities



Source: TCC (2022f), AEC
 Note: Radius from each site is 400m. Blue shaded areas are identified development opportunities

Measurement Scale

- 0: Site has no capacity to catalyse additional and complementary development
- 1: Site has minor capacity to catalyse additional and complementary development
- 2: Site has major capacity to catalyse additional and complementary development

Outcome

The outcome of the Complementary Development assessment is outlined in the table below:

Table 4.18. Complementary Development Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site has multiple major opportunities to catalyse additional and complementary development	2
The Hive	Site has multiple major opportunities to catalyse additional and complementary development	2
Dean Street	Site has limited capacity to catalyse additional and complementary development due to the long-term development prospects of the adjacent site	1
Reid Park	Site has limited capacity to catalyse additional and complementary development due to dislocation from nearby development sites	1

Source: AECOM

Cultural Catalysing Impacts

Approach

The approach in this analysis is through the analyse of the site's ability to catalyse cultural impacts through co-location of existing cultural facilities or support future development of additional cultural facilities (such as the formation of a precinct). It is important to note that no assessment of programming of events has been undertaken in this investigation, merely an understanding of how the site might catalyse and uplift adjacent (within 600) existing and planned cultural facilities.

The process for consideration of criteria is based upon an understanding of the site capacity and co-location on or close (within 600m) to existing and proposed facilities and potential to catalyse additional culturally focused activity.

Consideration

The table below highlights the key findings of from consideration of proximity to existing and planned cultural facilities identified by AECOM.

Table 4.19. Cultural Catalysing Opportunity

	Hive	Strand	Dean Street	Reid Park
Proximity to existing cultural facilities (within 600m)	<ul style="list-style-type: none"> 50m from the Strand sports and entertainment strip and Anzac Park 80m from Breakwater Marina 600m from Townsville Entertainment and Convention Centre 50m from Museum of Tropical Queensland 60m from Reef HQ and Great Barrier Reef Aquarium 	<ul style="list-style-type: none"> Sits at the south eastern edge of the Strand sports and entertainment strip and Anzac Park 50m from Breakwater Marina 500m from Townsville Entertainment and Convention Centre 100m from Museum of Tropical Queensland 100m from Reef HQ and Great Barrier Reef Aquarium 	<ul style="list-style-type: none"> 50m from Central Park 150m from Queensland Country Bank Stadium 	<ul style="list-style-type: none"> Adjacent to Townsville Civic Theatre
Proximity to planned cultural facilities (within 600m)			<ul style="list-style-type: none"> Council has prepared a range of master plans for the future development of the site as a Cultural Precinct including a range of facilities. These plans are currently known 	
Notes	<ul style="list-style-type: none"> Hive development plan identifies a range of mixed-use development activity 	<ul style="list-style-type: none"> Potential Plume Street bridge provides greater access to Townsville 	<ul style="list-style-type: none"> Envisaged that site would provide a range of cultural and entertainment uses. 	<ul style="list-style-type: none"> Abuts the V8 track and supercar events (not complementary development)

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	Hive	Strand	Dean Street	Reid Park
	at the site. Site could potentially have further cultural and entertainment uses. <ul style="list-style-type: none"> • Potential Plume Street bridge provides greater access to Townsville Maritime Museum and Palmer Street Precinct within 600m 	Maritime Museum and Palmer Street Precinct within 600m <ul style="list-style-type: none"> • Potential development of adjoining bowls club for outdoor amphitheatre. 		

Source: AECOM

Measurement Scale

- 0: Site creates no cultural catalysing impact
- 1: Site creates minimal cultural catalysing impact
- 2: Site creates major cultural catalysing impact

Outcome

The outcome of the Cultural Catalysing Impacts assessment is outlined in the table below.

Table 4.20. Cultural Catalysing Impacts Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site creates major cultural catalysing impact	2
The Hive	Site creates major cultural catalysing impact	2
Dean Street	Site creates major cultural catalysing impact	2
Reid Park	Site creates minimal catalysing impact	1

Source: AECOM

Community Benefit

This criterion assesses community benefit created from the site, such as generating a sense of belonging, generating opportunities for community connections and enhanced social cohesion. The investigation of this criteria is based upon an assessment of the site and facility to generate positive community impacts. The method used is based upon a community benefit assessment with four broad qualities identified and each site/facility assessed against their ability to meet these using a simple traffic light system of scoring.

Consideration

Assessing community benefit was undertaken by the Project Team, leveraging consultant experience. The outcomes of the assessment are included in Table 4.21 below. Community pride, wellbeing, interaction, access and participation help to create a sense of value and ownership in community facilities and public spaces. This assessment attempts at a high-level to capture some of these key qualities for each of the separate sites.

Table 4.21. Community Benefits Table

Community Benefit Qualities	Hive	Strand	Dean Street	Reid Park
Builds a sense of community pride, identity and value	Strong capacity to build community sense of pride, identity and value with new facility	Strong capacity to build community sense of pride, identity and value with new facility	Strong capacity to build community sense of pride, identity and value with new facility	Strong capacity to build community sense of pride, identity and value with new facility

SITE OPTIONS ANALYSIS

Community Benefit Qualities	Hive	Strand	Dean Street	Reid Park
Enhances health and wellbeing, provides and connects safe and comfortable public realm	Good quality and provision of safe and comfortable footpaths and streetscape treatments. Highly visible area and overlooked by surround uses.	Good quality and provision of safe and comfortable footpaths and streetscape treatments. Highly visible area and overlooked by surround uses.	Limited provision of safe and comfortable footpaths and streetscape. No uses overlook the site.	Limited provision of safe and comfortable footpaths and streetscape. No uses overlook the site,
Increases social interactions through new activity, events and cross-pollination with surrounding uses	Significant potential for multiple social interactions due to high activity area.	Significant potential for multiple social interactions due to high activity area.	Moderate to low potential for multiple social interactions due to some nearby activity nodes.	Low potential for social interactions due to low activity area in remote setting.
Creates opportunity for programs and events that cater to local community's cultural diversity	Significant capacity to harness culturally relevant programs at events at new facility.	Significant capacity to harness culturally relevant programs at events at new facility.	Significant capacity to harness culturally relevant programs at events at new facility.	Significant capacity to harness culturally relevant programs at events at new facility.

Source: AECOM and Blight Rayner

Measurement Scale

- 0: Site creates no community benefit
- 1: Site creates minimal community benefit
- 2: Site creates major community benefit

Outcome

The outcome of the Community Benefit assessment is outlined in the table below.

Table 4.22. Community Benefit Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site creates major community benefit	2
The Hive	Site creates major community benefit	2
Dean Street	Site creates minimal community benefit	1
Reid Park	Site creates minimal community benefit	1

Source: AECOM

Proximity to Accommodation/Food and Beverage Services

Approach

This criteria examines the site's proximity to existing accommodation/food and beverage services for performers and spectators and the capacity to thus extend the length of stay in the precinct supporting the wider economy. The process for consideration in this criteria analysis is based upon an understanding of the sites proximity (within 600m) to existing food and beverage services.

Consideration

Consideration has been given to the proximity (within 600m) of each site to food and beverage and accommodation services. The following opportunities for complementary development have been identified:

- **The Strand:** The site is located within 600m of The Ville, Flinders Street entertainment precinct and Palmer Street entertainment precinct (following completion of the Plume Street pedestrian bridge).
- **The Hive:** The site is located within 600m of the Flinders Street entertainment precinct and Palmer Street entertainment precinct (following completion of the Plume Street pedestrian bridge) and Flinders Street Mall in the Townsville CBD.

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- **Dean Street:** The site is located within 600m of the Palmer Street entertainment precinct. The Flinders Street Mall is on the 600m boundary from the site.
- **Reid Park:** The site is located within 600m of Central precinct, incorporating range of food and beverage options.

Figure 4.32 below shows the proximity to accommodation and food and beverage services to food and beverage precincts and accommodation facilities.

Figure 4.32. Proximity to Accommodation and Food and Beverages



Source: AEC
 Note: Radius from site is 600m. Key food and beverage/accommodation precincts highlighted in blue

Table 4.23. Proximity to Accommodation and Food and Beverages

	Hive	Strand	Dean Street	Reid Park
Proximity to existing accommodation (within 600m)	<ul style="list-style-type: none"> • 50m from Rambutan Hotel, Reef Lodge Backpackers, 1 The Strand • 4-500m from Melton Hill, Melton Crest Apartments • 5-600m from Ocean View Luxury Apartments and Mariners North Apartments • 600m from The Ville Resort 	<ul style="list-style-type: none"> • 50m from Rambutan Hotel, Reef Lodge Backpackers, 1 The Strand • 4-500m from Melton Hill, Melton Crest Apartments • 500m from Ocean View Luxury Apartments and Mariners North Apartments • 5-600m from The Ville Resort 	<ul style="list-style-type: none"> • 5-600m from hotels on Palmer Street including Oaks, Grand Hotel Quest, Southbank Apartments, Allure Apartments, Park Regis, Palme Collective, Base Backpackers and Adventurer Backpackers Resort 	<ul style="list-style-type: none"> • 5-600m from Ross Island Hotel • 100m from Central

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	Hive	Strand	Dean Street	Reid Park
Proximity to existing food and beverage services (within 600m)	<ul style="list-style-type: none"> 50-100m from a wide range of food and beverage services on Flinders Street 4-500m from a small range of restaurants on the Strand 	<ul style="list-style-type: none"> 100-150 m from a wide range of food and beverage services on Flinders Street 4-500m from a small range of restaurants on the Strand 	<ul style="list-style-type: none"> 5-600m from wide range of food and beverage services on Palmer Street 	<ul style="list-style-type: none"> 100m from Central 5-600m from Ross Island Hotel
Notes	<ul style="list-style-type: none"> AirBnB facilities are available within 50m of the site at private residences on King Street and the Strand 	<ul style="list-style-type: none"> AirBnB facilities are available within 50m of the site at private residences on King Street and the Strand 		

Source: AECOM

Measurement Scale

- 0: Site has no accommodation/food and beverage services within 600 m
- 1: Site has some limited accommodation/food and beverage services within 600m
- 2: Site has an abundance of accommodation/food and beverage services within 600m

Outcome

The outcome of the Proximity to accommodation/food and beverage services assessment is outlined in the table below.

Table 4.24. Proximity to accommodation/food and beverage services Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site has an abundance of accommodation/food and beverage services within 600m	2
The Hive	Site has an abundance of accommodation/food and beverage services within 600m	2
Dean Street	Site has an abundance of accommodation/food and beverage services within 600m	2
Reid Park	Site has some limited accommodation/food and beverage services within 600m	1

Source: AECOM

Placemaking and City Shaping Impact**Approach**

The site's placemaking and cityshaping impact is assessed as its ability to generate place/cityshaping impact on built city scape and influence the brand/identity and character of the city.

The investigation of this criteria is based upon an assessment of the site and facility to generate positive place impacts and influence the brand/identity and character of the city. The method used is based upon a character and place assessment with seven key qualities identified and each site/facility assessed against their ability to meet these using a simple traffic light system of scoring,

Consideration

Assessing placemaking and cityshaping benefit was undertaken by the Project Team, leveraging consultant experience. The outcomes of the assessment are included in Table 4.22 below. This assessment analyses the capacity of each of the sites to take advantage of their setting and contribute to the delivery of enhanced public realm, improved connectivity, catalysing capacity for regeneration and revitalization, ability to supplement and enhance new and existing built realm, connect and represent community character and lift destination status.

Table 4.25. Place and Cityshaping Assessment

Place/Cityshaping Qualities	Hive	Strand	Dean Street	Reid Park
Enhances the delivery of high-quality public realm, streetscape, landscaping, art, street furniture	Strong capacity to create enhanced interface with public realm and streetscape connectivity and quality.	Strong capacity to create enhanced interface with public realm and streetscape connectivity and quality.	Moderate capacity to create enhanced interface with public realm and streetscape connectivity and quality.	Strong capacity to create enhanced interface with public realm and streetscape connectivity and quality.
Stitches the city centre precincts together	Creates strong and legible connection to key precincts, especially at heart of Flinders Street East and the Strand.	Creates strong and legible connection to key precincts, especially at heart of Flinders Street East and the Strand.	Creates strong and legible connection to key precincts, especially to Stadium, Central Park and Palmer Street.	Distance means the connection is hard to maintain, especially for a walkable link.
Contributes to renewal and revitalisation of the city centre and surrounding precincts	At the heart of the Flinders Street East precinct, Strand, and existing cultural facilities, renewal and revitalization of nearby uses and surrounding vacant land are likely to be positively impacted.	At the heart of the Flinders Street East precinct, Strand, and existing cultural facilities, renewal and revitalization of nearby uses and surrounding vacant land are likely to be positively impacted.	Moderate capacity to enact renewal and revitalization based upon proximity from nearby uses but could positively impact adjacent vacant land.	Moderate to low capacity to enact renewal and revitalization based upon proximity from nearby uses, and limited potential to positively impact adjacent vacant land.
Integrates and complements with existing uses at or close to site	Strong capacity to integrate with wide range of cultural, F&B and commercial activity nearby at Flinders Street and Strand.	Strong capacity to integrate with wide range of cultural, F&B and commercial activity nearby at Flinders Street and Strand.	Limited surrounding uses makes it difficult to create integrated offer.	Limited surrounding uses makes it difficult to create integrated offer.
Provides a connection to/representation of local community character	Strong link to Heritage buildings on Flinders street East and good link to Strand and Ross Creek waterway.	Strong link to Strand and legible link to Ross Creek mouth and Breakwater.	Clear and legible links to Central Park environs and Ross Creek.	Site does not provide a strong link to assets that define Townsville's character
Provides a strong destination status and elevates Townsville brand	Strong potential to create landmark destination in key location at heart of city centre.	Strong potential to create landmark destination in key location at heart of city centre.	Strong potential to create landmark destination at key gateway location in to and close to city centre.	Moderate potential to create landmark destination at existing destination enroute to city centre.

Source: AECOM and Blight Rayner

Measurement Scale

- 0: Site creates no positive place/cityshaping impact on built city scape
- 1: Site creates minimal positive place/cityshaping impact on built city scape
- 2: Site creates major positive place/cityshaping impact on built city scape

Outcome

The outcome of the Placemaking and Cityshaping assessment is outlined in the table below.

Table 4.26. Placemaking and Cityshaping Assessment Outcomes

Site	Assessment	Scoring
The Strand	Site creates major positive place/cityshaping impact	2
The Hive	Site creates major positive place/cityshaping impact	2
Dean Street	Site creates minimal positive place/cityshaping impact	1
Reid Park	Site creates no positive place/cityshaping impact	0

Source: AECOM

4.3 MCA OUTCOMES

4.3.1 Summary of Outcomes

Table 4.27 includes a summary of the outcomes of the assessment criteria.

Table 4.27. Summary of MCA Assessment Outcomes

Criteria	The Strand	The Hive	Dean Street	Reid Park
Public transit accessibility at/near site	2	2	2	1
Active Transport Network	2	2	2	1
Local Road Network	1	1	2	2
Storm Surge Immunity	1	1	0	0
Geotech Issues	2	1	1	1
Development Costs	1	1	2	1
Future Operation and Maintenance Costs	1	1	1	2
Reverse Amenity Impacts	1	1	1	2
Concurrent Operation with Other Major Events	1	1	1	0
Complementary Development Opportunity	2	2	1	1
Cultural Catalysing Impacts	2	2	2	1
Community Benefits Outcome	2	2	1	1
Proximity to Accommodation/Food and Beverage Services	2	2	2	1
Placemaking and City Shaping Impact	2	2	1	0
Total	22	21	19	14
	79%	75%	68%	50%

Source: AECOM, AEC

4.3.2 Recommended Site

Based on the outcome of the MCA, the recommended site is The Strand.

Compared to The Hive, The Strand performed as well as The Hive on cultural criteria and stronger on a range of planning and development considerations, such as higher cost to demolish existing buildings and resolution of known EMR issues.

Compared to Dean Street, The Strand offered better development potential (better storm surge immunity) and performed better against the range of cultural and placemaking criteria. Dean Street's former use as a landfill also poses considerable potential development challenges on the site.

Reid Park did offer a range of benefits (such as potential operational cost savings and no risk of reverse amenity), but is severely constrained by concurrent events at Reid Park, has no storm surge immunity and performed poorly against the cultural criteria.

The concept of a cultural precinct can be achieved with developing the facility on The Strand. As outlined in the MCA consideration, the site is adjacent to both the Reef HQ Aquarium and Museum of Tropical Queensland and within walking distance (500m) to the Townsville Entertainment and Convention Centre.

Further development of cultural facilities (such as an arena, multi-use event/exhibition space and a regional art gallery – as identified in the literature review in the Service Need Assessment) can occur on vacant land in the vicinity of the site (including on The Hive and at the formerly proposed Marine Tourism Precinct), which can achieve the same style of enabled tourism activity and integrated stand-alone precinct could enable.

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APPENDIX A: AECOM SWOT RESEARCH

Site 1 Railway Station						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Contextual	<i>Connectivity with adjoining sites (including nearby accommodation)</i>	<ul style="list-style-type: none"> Site is in close proximity to accommodation within the CBD. Site is located in the CBD and in close proximity to goods and services. Pedestrian footpaths are on both sides of Flinders Street. 700m to the Queensland Country Bank Stadium. 300m to cinemas, restaurants and accommodation. 	N/A	<ul style="list-style-type: none"> Site is in walking distance to the Queensland Country Bank Stadium should other events be on at the same time. Walking distance to accommodation, restaurants, and the CBD. Site forms part of Townsville's Civic Pride Trail as the Railway Station was erected in 1910-1913, this may encourage visitors to undertake the trail and learn more about Townsville's history and historic sites. 	N/A	N/A
	<i>Capacity to accommodate complementarity cultural infrastructure</i>	N/A	<ul style="list-style-type: none"> The site would not accommodate the Concert Hall without removing car parking, potentially removing the fountain and landscaping fronting the building. Complementary cultural infrastructure would not be able to be accommodated on site. 	N/A	<ul style="list-style-type: none"> The site without removing car parking or potentially the fountain and landscaping fronting the building would not be able to fit the Concert Hall. If it were to fit, it would hide the historic Railway Station from view which is a very prominent building. Planning Scheme zoning and intent statements. 	<ul style="list-style-type: none"> There is a site at 102SP299511 – west of the Railway Station that is currently vacant – consideration could be given to any existing approvals and zoning to determine if this site could be viable. Note: research of this lot hasn't been undertaken at this time.

Site 1 Railway Station						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Capacity for car parking provision (on-site, off-site etc)</i>	N/A	<ul style="list-style-type: none"> No additional area is available for the Concert Hall and associated car parking on site. 	<ul style="list-style-type: none"> Some offsite car parking could be considered, within Ogden Street (Lot 4 T118603) which is an established Council car park. Investigation of lots 1RP710095, 2RP710095, 14T118210 and 13T118210 (Hanran Street and Ogden Street) which are currently vacant could be utilised, however maybe on the CLR or EMR. 	<ul style="list-style-type: none"> To try and fit the Concert Hall within the site boundaries would significantly reduce car parking currently on site. 	<ul style="list-style-type: none"> Investigation off site car parking will need to be reviewed further if this option is further considered. 	
<i>Public transport provision and proximity</i>	<ul style="list-style-type: none"> Bus Stop located immediately fronting the site on Flinders Street. Site is in close proximity to the Townsville Bus Hub located on Ogden Street approx. 400 m. 	<ul style="list-style-type: none"> Bus timetable would need to be reviewed to determine if buses service the site at suitable times for the Concert Halls hours of operation. 	<ul style="list-style-type: none"> Specialised bus service during large events. 	<ul style="list-style-type: none"> Buses not operating during the opening hours of the Concert Hall or lengthy waits. 	N/A	
<i>Active transit provision (walking and cycling)</i>	<ul style="list-style-type: none"> Footpaths are located on both sides of Flinders Street. Scooters are located within the immediate locality of use around the CBD. 	<ul style="list-style-type: none"> Cycle lanes are not located on Flinders Street, however verge in some areas is wide enough to accommodate cyclist. 	<ul style="list-style-type: none"> Site has good connectivity to CBD. Pedestrian bridge is located in close proximity giving access to the Queensland Country Bank Stadium and Palmer Street. 	<ul style="list-style-type: none"> Car and cyclist conflicts as no dedicated cycle lane. 	N/A	

Site 1 Railway Station						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Key vehicular access routes (and any potential conflicts) and network impacts</i>	<ul style="list-style-type: none"> Flinders Street is a key vehicular access route into and out of the CBD and surrounding areas. The site has two key vehicular crossovers one located on Flinders Street the other located on Blackwood Street. 	<ul style="list-style-type: none"> No right turn onto Flinders Street from the Flinders Street vehicular crossover. Conflicts may occur at the Blackwood Street intersection entering and existing the site due to the current arrangement which allows for left turn, straight through and right turn out of the vehicular crossover. 	<ul style="list-style-type: none"> Upgrade the intersection to ensure that traffic flows into and out of the site to avoid delay and accidents. 	<ul style="list-style-type: none"> Blackwood Street intersection from the site would need to be reviewed as potential conflicts with exiting and entering resulting in delay and queuing. 	N/A	
<i>Surrounding land uses (and reverse amenity issues)</i>	<ul style="list-style-type: none"> Predominantly commercial land uses with some residential units across the road. Light industrial uses such as motor vehicular repairs are located within Hanran Street. Heritage listed pub is located on the opposite side of Blackwood Street (currently closed). Restaurants, cinemas, accommodation are located within 300 m. Queensland Country Bank Stadium is located within 700 m of the site. 	<ul style="list-style-type: none"> Located within 30 m of a residential set of units (opposite side of the street). Car parking conflicts should the Concert Hall be established on site within existing car parking areas, this is considered to result in the displacement of current car parking spaces for workers and uses of the site currently. Noise concerns for adjoining residents depending on hours of operation consideration will need to be given to night-time noise impacts. 	<ul style="list-style-type: none"> Centralised location with goods and services located within walking distance. 	<ul style="list-style-type: none"> Noise impacts Car parking conflicts. 	N/A	

Site 1 Railway Station						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Environmental and geotech conditions at site</i>	<ul style="list-style-type: none"> Site presents well to the street with established fountain and landscaping. Queensland Heritage Place. 	<ul style="list-style-type: none"> CMD. Erosion Prone Area (Medium and High Storm Tide inundation area. Category R Vegetation. Tidal. HAT. Potential Acid Sulfate Soils. Flood Hazard. Airport Environs. Natural Assets - High Environmental Value. 	N/A	<ul style="list-style-type: none"> Siting of Concert Hall with respect to environmental constraints and planning scheme overlays. 	<ul style="list-style-type: none"> Ecology Field survey for the Vegetation and Marine Plant Survey should works be located on the Ross River. Acid Sulfate Soil investigation. Potential flood impact to be considered in Concert Hall siting. Potential approval requirements being located on a Queensland Heritage Site.
Cultural	<i>First Nations significance</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Nil identified within the precinct via a DATSIP Desktop Search
	<i>Public/civic realm interface</i>	<ul style="list-style-type: none"> Current Railway Station building has a prominent visual interface with the streetscape. 	<ul style="list-style-type: none"> No additional area is available for the Concert Hall and associated car parking. 	N/A	<ul style="list-style-type: none"> Subject to the siting of the Concert Hall, it could reduce the visual prominence and heritage character of the Railway Station as it currently stands. If the Concert Hall is located at the rear of the Railway Station, this would give the Concert Hall no visual prominence from the street frontage. 	N/A
	<i>Capacity to accommodate tropical design character and form</i>	N/A	<ul style="list-style-type: none"> No additional area is available for the Concert Hall and associated car parking unless the removal of car parking spaces. 	<ul style="list-style-type: none"> If the Concert Hall is located at the rear of the Railway Station, this would give the Concert Hall no visual prominence from the street frontage. 	<ul style="list-style-type: none"> Lack of visual prominence for the Railway Station if located fronting the site. Lack of visual prominence for the Concert Hall if located at the rear of the site. 	N/A

Site 1 Railway Station						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Functional	<i>Capacity to accommodate 1000 seat concert hall and facilities (including tenure considerations)</i>	N/A	<ul style="list-style-type: none"> No additional area is available for the Concert Hall and associated car parking unless the removal of car parking spaces and/or landscaping and fountain. 	<ul style="list-style-type: none"> If the Concert Hall is located at the rear of the Railway Station, this would give the Concert Hall no visual prominence from the street frontage. 	<ul style="list-style-type: none"> Lack of visual prominence for the Railway Station if located fronting the site. Lack of visual prominence for the Concert Hall if located at the rear of the site. 	N/A
	<i>Capacity to accommodate multiple formats (raked seating and multi-tier facility)</i>	N/A	<ul style="list-style-type: none"> No additional area is available for the Concert Hall and associated car parking unless the removal of car parking spaces and/or landscaping and fountain. 	<ul style="list-style-type: none"> If the Concert Hall is located at the rear of the Railway Station, this would give the Concert Hall no visual prominence from the street frontage. 	<ul style="list-style-type: none"> Lack of visual prominence for the Railway Station if located fronting the site. Lack of visual prominence for the Concert Hall if located at the rear of the site. 	N/A
	<i>Visual prominence and setting of site</i>	<ul style="list-style-type: none"> Key visual prominent site containing a Queensland Heritage Place. Prominent road leading into and out of the city. 	<ul style="list-style-type: none"> Lack of visual prominence for the Railway Station if located fronting the site. Lack of visual prominence for the Concert Hall if located at the rear of the site. 	N/A	<ul style="list-style-type: none"> Subject to the siting of the Concert Hall, it could reduce the visual prominence and heritage character of the Railway Station as it currently stands. If the Concert Hall is located at the rear of the Railway Station, this would give the Concert Hall no visual prominence from the street frontage. 	N/A
	<i>Tenure</i>	N/A	N/A	N/A		<ul style="list-style-type: none"> Queensland Rail Limited Freehold Easement

Site 2 Breakwater Marina Precinct						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Contextual	<i>Connectivity with adjoining sites (including nearby accommodation)</i>	<ul style="list-style-type: none"> Located adjoining The Ville Hotel and Casino. Three restaurants are currently located in The Ville. Entertainment Centre. New development currently under construction for a new hotel, restaurant and ancillary offices and recreational facilities. Located within 800 m of The Strand containing accommodation options, restaurants and activities. 	<ul style="list-style-type: none"> The Ville Hotel and Casino is the only option within the precinct at this time with a new hotel under construction. Limited options for accommodation within the precinct. Goods and service are not located within the precinct and are located approximately 1 km on Flinders Street. 	<ul style="list-style-type: none"> New development currently being constructed for a hotel providing more accommodation options within close proximity. Colocation with the Entertainment Centre. 	<ul style="list-style-type: none"> Limited options for accommodation within the precinct. Limited goods and services in the precinct 	N/A
	<i>Capacity to accommodate complementarity cultural infrastructure</i>	<ul style="list-style-type: none"> Space is available on the Breakwater lots 1, 2 and 4 SP202795. Precinct already contains the Entertainment Centre. The Ville runs many events within the function rooms. 	<ul style="list-style-type: none"> Review of existing approvals over lots 1, 2 and 4 SP202795 to review site history to determine if these lots are a viable option. No other space is available within the precinct. 	<ul style="list-style-type: none"> Lots 1, 2 and 4 SP202795 maybe a viable option for additional complementary cultural infrastructure, however a review of the sites approval history will need to be undertaken. 	<ul style="list-style-type: none"> Any existing approvals Planning Scheme zoning and intent statements. 	<ul style="list-style-type: none"> Review of existing approvals over lots 1, 2 and 4 SP202795 to review site history to determine if these lots are a viable option. Client to advise if these lots are an option for consideration as no other area within the precinct is available.
	<i>Capacity for car parking provision (on-site, off-site etc)</i>	<ul style="list-style-type: none"> Car parking within the area is available fronting The Ville, Entertainment Centre and Boat Ramp (often used for event days). Space is available on the Breakwater lots 1, 2 and 4 SP202795. 	<ul style="list-style-type: none"> Potential conflicts with other uses within the precinct for car parking if events are on the same time. 	<ul style="list-style-type: none"> Use of buses, scooters, taxis etc. Consideration of a whole of precinct car parking strategy to make better use of the site. 	<ul style="list-style-type: none"> Potential conflicts with other uses within the precinct for car parking if events are on the same time. 	<ul style="list-style-type: none"> A Traffic Impact Assessment was undertaken for the new development on lot 3SP202795 – a review might provide some additional insight to the existing and future traffic impact considerations.

Site 2 Breakwater Marina Precinct						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Public transport provision and proximity</i>	Public transport can be provided for, a bus set-down area is currently existing at the Entertainment Centre.	<ul style="list-style-type: none"> Public transport routes end at the Breakwater ferry terminal located on Sir Leslie Thiess Drive. Taxis are available at The Ville Hotel and Casino. 	<ul style="list-style-type: none"> Event days will need to be considered to provide a more convenient public transport network and use of the bus set-down area at the Entertainment Centre. 	<ul style="list-style-type: none"> Potential conflicts with other uses within the precinct for public transport if events are on the same time. Only one access road to the precinct being a two-lane road. 	N/A	
<i>Active transit provision (walking and cycling)</i>	<ul style="list-style-type: none"> Footpaths are located on one side of Sir Leslie Thiess Drive, fronting The Ville and Entertainment Centre Scooters are available within the immediate locality Walking distance to Flinders street east Walking distance to The Strand 	<ul style="list-style-type: none"> No designated cycle lanes on Sir Leslie Thiess Drive. Only one access road to the precinct being a two-lane road. Footpath is only located on one side of the road. 	<ul style="list-style-type: none"> New footpath on the other side of Sir Leslie Thiess Drive to reduce conflicts between walking, scooters and cycling. 	<ul style="list-style-type: none"> Conflicts between cars, pedestrians, cyclists and scooters within the precinct on event days if a strategy isn't considered for the area as a whole due to its current configuration. 	N/A	
<i>Key vehicular access routes (and any potential conflicts) and network impacts</i>	N/A	<ul style="list-style-type: none"> Only one road in and out of the entire precinct via Sir Leslie Thiess Drive. One lane either side. Conflicts on major event days with The Ville, Entertainment Centre and Ferry terminal. New development currently under construction and anticipated vehicular traffic. 	<ul style="list-style-type: none"> Use of public transport strategy on major event days. 	<ul style="list-style-type: none"> Traffic congestion Potential constraints with emergency services accessing the sites. 	N/A	

Site 2 Breakwater Marina Precinct						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Surrounding land uses (and reverse amenity issues)</i>	<ul style="list-style-type: none"> The Entertainment Centre. The Ville Hotel and Casino. Residential single detached dwellings. Boat ramp and associate car parking. Apartments. Breakwater Ferry Terminal. 	<ul style="list-style-type: none"> Close to local residents, increased traffic may cause amenity impacts including noise, dust and car/bus emissions. Traffic and pedestrian/cyclist/scooters conflicts between all the land uses within the precinct. 	<ul style="list-style-type: none"> New footpath on the other side of Sir Leslie Thiess Drive to reduce conflicts between walking, scooters and cycling. Whole of precinct traffic strategy. 	N/A	N/A
	<i>Environmental and geotech conditions at site</i>	Located within the marina precinct with views to the ocean and The Strand would be highlighted for Townsville to visiting patrons.	<ul style="list-style-type: none"> Category R vegetation. Erosion Prone Area (Medium & High Storm Tide Inundation Area). Townsville Priority Port Precinct and Port Sub Precincts. Airport environs. Flood Hazard. Potential Acid Sulfate Soil. 	N/A	<ul style="list-style-type: none"> Need to consider the coastal location, e.g., cyclones 	<ul style="list-style-type: none"> Acid Sulfate Soil investigation. Potential flood impact to be considered in Concert Hall siting.
Cultural	<i>First Nations significance</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Nil identified within the precinct via a DATSIP Desktop Search.
	<i>Public/civic realm interface</i>	<ul style="list-style-type: none"> The Entertainment Centre. The Ville Hotel and Casino. Residential single detached dwellings. Boat ramp and associate car parking. Apartments Breakwater Ferry Terminal. 	<ul style="list-style-type: none"> Subject to chosen location within the precinct however is considered to have a suitable interface. 	<ul style="list-style-type: none"> Ocean views. Prominent location viewed from precinct. 	N/A	N/A

Site 2 Breakwater Marina Precinct						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Capacity to accommodate tropical design character and form</i>	<ul style="list-style-type: none"> Space is available on the Breakwater lots 1, 2 and 4 SP202795. Site is located adjoining a newly renovated The Ville Hotel and Casio, and Hotel currently under Construction 'The Breakwater by the Ville'. Both are modern coastal /tropical design which can be considered in the Concert Hall design. 	<ul style="list-style-type: none"> Would only be visible once at the end of the precinct and not at the entrance. Subject to siting, the Concert Hall maybe located behind other buildings once they are established. 	<ul style="list-style-type: none"> Site is located adjoining a newly renovated The Ville Hotel and Casio, and Hotel currently under Construction 'The Breakwater by the Ville'. Both are modern coastal design which can be considered in the Concert Hall design. 	<ul style="list-style-type: none"> Consideration of the sites coastal location e.g. Cyclones and flood hazard in the design. 	N/A
Functional	<i>Capacity to accommodate 1000 seat concert hall and facilities (including tenure considerations)</i>	Space is available on the Breakwater lots 1, 2 and 4 SP202795.	Site is currently under a Community Management Scheme (CMS), a review of the CMS will need to be undertaken to determine the conditions. Shared access arrangements within the CMS will need to be considered.	Shared access arrangements.	CMS constraints e.g. access, car parking etc	Title Search and CMS to be reviewed.
	<i>Capacity to accommodate multiple formats (raked seating and multi-tier facility)</i>	<ul style="list-style-type: none"> Space is available on the Breakwater lots 1, 2 and 4 SP202795. 	N/A	N/A	N/A	N/A

Site 2 Breakwater Marina Precinct						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Visual prominence and setting of site</i>	<ul style="list-style-type: none"> The precinct is a very prominent and popular location in Townsville. The Ville providing accommodation, entertainment and food, the Entertainment Centre and a new development currently under construction would provide for a visually prominent location in Townsville for the Concert Hall. 	<ul style="list-style-type: none"> Would only be visible once at the end of the precinct and not at the entrance. Subject to siting, the Concert Hall maybe located behind other buildings once they are established. 	<ul style="list-style-type: none"> Correct siting of Concert Hall will have a huge impact on the visual prominence and setting within the precinct. 	<ul style="list-style-type: none"> Buildings being constructed in front of the Concert Hall depending on the site chosen within the precinct. 	N/A	
<i>Tenure</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Freehold lots Community Management Scheme (CMS)CMS373223. Shared access arrangements. Easement. 	

Site 3 The Hive						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Contextual	<i>Connectivity with adjoining sites (including nearby accommodation)</i>	<ul style="list-style-type: none"> Accommodation in close proximity is The Ville, Flinders Street and The Strand. Short walk to the accommodation. Adjoins Flinders Street night club and bars for pre and post event entertainment. Close proximity to Reef HQ. Museum of Tropical North Queensland. 	<ul style="list-style-type: none"> Adjoins the Flinders Street East nightclub area, CPTED principles will need to be a design consideration. 	<ul style="list-style-type: none"> Co-location with various entertainment uses within the City. 	<ul style="list-style-type: none"> Safety at night-time due to the proximity to the nightclub precinct. 	<ul style="list-style-type: none"> CPTED principles will need to be considered in the design due to its close proximity to the nightclub precinct.
	<i>Capacity to accommodate complementary cultural infrastructure</i>	<ul style="list-style-type: none"> The site would have the potential to accommodate complementary cultural infrastructure in the area subject to an efficient use of the site. 	<ul style="list-style-type: none"> Car parking would need to be considered to ensure an efficient use of the site to accommodate additional uses. 	<ul style="list-style-type: none"> The Hive Development Plan encourages complementary uses within the area. 	<ul style="list-style-type: none"> Competing interests for car parking with Queensland Museum of Tropical North Queensland, Reef HQ, car parking requirements for staff in the locality 	<ul style="list-style-type: none"> Review of the Hive Development Plan to be undertaken.
	<i>Capacity for car parking provision (on-site, off-site etc)</i>	<ul style="list-style-type: none"> Car parking can be provided on site, however, would need to be designed accordingly. 	<ul style="list-style-type: none"> Car parking may need to be considered as basement carparking to make the best use of the land area and to allow for additional cultural activities within the area. 	N/A	<ul style="list-style-type: none"> Limited opportunities for large carparking within the area. 	N/A
	<i>Public transport provision and proximity</i>	<ul style="list-style-type: none"> The site has suitable public transport with buses traversing The Strand and Flinders Street fronting the site. 	<ul style="list-style-type: none"> Public transport schedules would need to be reviewed and considered to ensure that they service the area during the hours of operation. 	<ul style="list-style-type: none"> Additional bus stop to be provided within the area to service the Museum of Tropical North Queensland, Reef HQ and the subject site. 	<ul style="list-style-type: none"> Bus service may not extend to the hours of operation and reliance on taxis. 	N/A

Site 3 The Hive						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Active transit provision (walking and cycling)</i>	<ul style="list-style-type: none"> The site is currently surrounded on all frontages with footpaths linking to The Strand, Flinders Street and Breakwater Marina Precinct. Scooters are located within the area. 	<ul style="list-style-type: none"> No dedicated cycle lanes are in the area. 	<ul style="list-style-type: none"> Design to accommodate eaves/overhangs to provide shade. 	<ul style="list-style-type: none"> Safety at night-time due to the proximity to the nightclub precinct. 	<ul style="list-style-type: none"> CPTED principles will need to be considered in the design due to its close proximity to the nightclub precinct.

Site 3 The Hive						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<p><i>Key vehicular access routes (and any potential conflicts) and network impacts</i></p>	<ul style="list-style-type: none"> Once out of the immediate area, conflicts would be low as traffic has the ability to disperse. Located in a prominent location where visitors would see key areas of Townsville on their travel to and from the site. 	<ul style="list-style-type: none"> Part of the site fronting the Strand is one way (two lanes) or one lane providing access to the end of The Strand and continuing to the Breakwater Marina Precinct. Wickham Street is one way (two lanes) one traversing in front of the site leading to a right turn to the Strand heading east, the other left turn on to the Strand headed west. King Street is one way (two lanes) headed south onto Flinders Street Flinders Street fronting the site is one way (two lanes) heading west Network issues would be present and potential conflicts due to the existing road network surrounding the site. Conflicts at night-time where increased traffic would flow through the nightclub precinct. 	<ul style="list-style-type: none"> Traffic management plan may already be prepared for The Hive and should be reviewed. 	<ul style="list-style-type: none"> Conflicts at night-time where increased traffic would flow through the nightclub precinct. 	<ul style="list-style-type: none"> Traffic management plan may already be prepared for The Hive and should be reviewed. 	

Site 3 The Hive						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Surrounding land uses (and reverse amenity issues)</i>	<ul style="list-style-type: none"> Limited amenity impacts due to the locality being within an established Flinders Street East (night clubs), Museum of Tropical Queensland, Reef HQ. Limited residential impacts within the immediate area. 	<ul style="list-style-type: none"> Would be located in close proximity to the nightclub precinct. Noise impacts would need to be considered. Apartment building located 60 m and 100 m from site. Would result in the Criterion Hotel being demolished (should already have approval as part of Hive Development). 	N/A	<ul style="list-style-type: none"> Removal of heritage building – The Criterion Hotel. Potential impact on Queens Hotel (Queensland Heritage Listed) and tropical design will need to be considered 	<ul style="list-style-type: none"> Need to confirm heritage approval for the Criterion Hotel to be demolished as part of the Hive Development.
	<i>Environmental and geotech conditions at site</i>	<ul style="list-style-type: none"> Site is currently partially cleared of buildings and vegetation. Some buildings remain. 	<ul style="list-style-type: none"> Erosion Prone Area Storm tide inundation area (medium and high and inner-city areas) Airport Environs Queens Hotel (Queensland Heritage Listed) and local heritage (Criterion Hotel) Potential Acid Sulphate Soils 	N/A	N/A	<ul style="list-style-type: none"> Acid Sulphate Soil investigation Heritage impact will need to be considered on the Queens Hotel. Review the Hive documents to gain further understanding of existing approval and heritage considerations.
Cultural	<i>First Nations significance</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Nil identified within the precinct via a DATSIP Desktop Search.

Site 3 The Hive						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Public/civic realm interface</i>	<ul style="list-style-type: none"> Site would be in proximity to the Museum of Tropical Queensland, Reef HQ, Flinders Street East, the Strand which would provide a suitable interface within the precinct. 	<ul style="list-style-type: none"> Interface with Queens Hotel will need to be considered in the design and siting of the Concert Hall which may impact on design and construction methods to ensure no visual or construction impacts are present. 	N/A	N/A	N/A
	<i>Capacity to accommodate tropical design character and form</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall which a tropical design character. The Museum of Tropical North Queensland has a tropical design demonstrating that it would be consistent with the streetscape (subject to location chosen within the site). 	<ul style="list-style-type: none"> Interface with Queens Hotel will need to be considered in the design and siting of the Concert Hall which may impact on design and construction methods to ensure no visual or construction impacts are present. 	<ul style="list-style-type: none"> Large vacant block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Unknown siting within the area if located near the Queens Hotel the interface of buildings will need to be considered during design. 	<ul style="list-style-type: none"> Consideration will need to be given to the Queens Hotel – Queensland Heritage Building.
Functional	<i>Capacity to accommodate 1000 seat concert hall and facilities (including tenure considerations)</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall. 	<ul style="list-style-type: none"> An easement is currently located in the centre of the sites. Title search is required to confirm use. 	<ul style="list-style-type: none"> Large vacant block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Car parking location will need to be considered along with traffic management. 	<ul style="list-style-type: none"> Title search required to determine the easement function.

Site 3 The Hive						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Capacity to accommodate multiple formats (raked seating and multi-tier facility)</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall. 	<ul style="list-style-type: none"> Siting would need to be considered with respect to the Queens Hotel. 	<ul style="list-style-type: none"> Large vacant block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Unknown siting within the area if located near the Queens Hotel the interface of buildings will need to be considered during design. 	N/A	
<i>Visual prominence and setting of site</i>	<ul style="list-style-type: none"> Site would be in proximity to the Museum of Tropical Queensland, Reef HQ, Flinders Street East and The Strand which are all key locations in Townsville's entertainment options. Site would be highly visible and subject to siting may have the ability to be viewed from more than one road frontage. 	<ul style="list-style-type: none"> Siting, design and interface would need to be considered with respect to the Queens Hotel. 	<ul style="list-style-type: none"> Subject to the siting chosen, the Concert Hall would be highly visible and in a prominent location within the City. 	<ul style="list-style-type: none"> Siting will need to be considered to ensure visual prominence. 	N/A	
<i>Tenure</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Freehold Easement Private ownership 	

Site 4 The Strand						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Contextual	<i>Connectivity with adjoining sites (including nearby accommodation)</i>	<ul style="list-style-type: none"> Accommodation in close proximity is located at The Ville, Flinders Street and The Strand. Short walk to the accommodation. Fronting The Hive Development Plan. 	<ul style="list-style-type: none"> Is in close proximity to Flinders Street East nightclub area, may cause concern for persons attending the site during night-time hours Interface with Anzac Park will need to be considered and rear connectivity. 	<ul style="list-style-type: none"> Co-location with various entertainment uses within the City. 	<ul style="list-style-type: none"> Safety at night-time due to the proximity to the nightclub precinct. 	<ul style="list-style-type: none"> CPTED principles will need to be considered in the design due to its close proximity to the nightclub precinct. CEPTED will also need to be considered for the rear of the site.
	<i>Capacity to accommodate complementarity cultural infrastructure</i>	<ul style="list-style-type: none"> The site would have the potential to accommodate complementary cultural infrastructure in the area subject to an efficient use of the site. Site fronts The Hive Development Plan. 	<ul style="list-style-type: none"> Car parking would need to be considered to ensure an efficient use of the site to accommodate additional uses. 	<ul style="list-style-type: none"> The Hive Development Plan encourages complementary uses within the area which is located opposite the subject site. 	<ul style="list-style-type: none"> Competing interests for car parking with Queensland Museum of Tropical North Queensland, Reef HQ, car parking requirements for staff in the locality. 	<ul style="list-style-type: none"> Review of the Hive Development Plan to be undertaken.
	<i>Capacity for car parking provision (on-site, off-site etc)</i>	<ul style="list-style-type: none"> Car parking can be provided on site, however, would need to be designed accordingly. 	<ul style="list-style-type: none"> Car parking may need to be considered as basement carparking to make the best use of the land area and to allow for additional cultural activities within the area. 	N/A	<ul style="list-style-type: none"> Limited opportunities for large carparking within the area. 	N/A
	<i>Public transport provision and proximity</i>	<ul style="list-style-type: none"> The site has suitable public transport with buses traversing The Strand and Flinders Street. 	<ul style="list-style-type: none"> Public transport schedules would need to be reviewed and considered to ensure that they service the area during the hours of operation. 	<ul style="list-style-type: none"> Additional bus stop to be provided within the area to service the Museum of Tropical North Queensland, Reef HQ and the subject site. 	<ul style="list-style-type: none"> Bus service may not extend to the hours of operation and reliance on taxis. 	N/A

Site 4 The Strand						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Active transit provision (walking and cycling)</i>	<ul style="list-style-type: none"> The site is currently surrounded on all frontages with footpaths linking to The Strand, Flinders Street and Breakwater Marina Precinct. Scooters are located within the area. 	<ul style="list-style-type: none"> No dedicated cycle lanes are in the area. 	<ul style="list-style-type: none"> Design to accommodate eaves/overhangs to provide shade. 	<ul style="list-style-type: none"> CPTED principles will need to be considered in the design due to its close proximity to the nightclub precinct. CEPTED will also need to be considered for the rear of the site. 	<ul style="list-style-type: none"> CPTED principles will need to be considered in the design due to its close proximity to the nightclub precinct. CEPTED will also need to be considered for the rear of the site. 	
<i>Key vehicular access routes (and any potential conflicts) and network impacts</i>	<ul style="list-style-type: none"> Once out of the immediate area, conflicts would be low as traffic has the ability to disperse. Located in a prominent location where visitors would see key areas of Townsville on their travel to and from the site. 	<ul style="list-style-type: none"> The site fronts the Strand which is one way (two lanes) or one lane providing access to the end of The Strand and continuing to the Breakwater Marina Precinct. Accessing the site via Wickham Street is one way (two lanes) one traversing in front of the site leading to a right turn to the Strand heading east, the other left turn on to the Strand headed west. Exiting the site via King Street is one way (two lanes) headed south onto Flinders Street. Network issues would be present and potential conflicts due to the existing road network surrounding the site. Conflicts at night-time where increased traffic would flow through the nightclub precinct. 	<ul style="list-style-type: none"> Traffic management plan may already be prepared for The Hive and should be reviewed. 	<ul style="list-style-type: none"> Conflicts at night-time where increased traffic would flow through the nightclub precinct. 	<ul style="list-style-type: none"> Traffic management plan may already be prepared for The Hive and should be reviewed. 	

Site 4 The Strand						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Surrounding land uses (and reverse amenity issues)</i>	<ul style="list-style-type: none"> Townsville Bowls Club (currently not operational). Site will front the Hive Development. Located in or adjoining Anzac Park (Queensland Heritage Place). Council Car park (the Strand Car Park). Enterprise House Close proximity to Flinders Street East (night clubs), Museum of Tropical Queensland, Reef HQ. 	<ul style="list-style-type: none"> Apartment building located 60 m and 100 m from site. Would result in the Criterion Hotel being demolished (should already have approval as part of Hive Development). 	N/A	<ul style="list-style-type: none"> Anzac Park – Queensland Heritage Place. 	<ul style="list-style-type: none"> Need to consider siting within Anzac Park – Queensland Heritage Place.
	<i>Environmental and geotech conditions at site</i>	<ul style="list-style-type: none"> Prominent location on the Strand. 	<ul style="list-style-type: none"> Removal of large established trees within Anzac Park. Queensland Heritage Place. Erosion Prone Area. (Medium and High Storm tide inundation area). Airport environs. Cultural heritage areas. Adjoining cultural heritage. Flood Hazard (low, medium and high). Landslide hazard low. Potential Acid Sulphate Soils. 	N/A	N/A	<ul style="list-style-type: none"> Acid Sulphate Soil investigation. Heritage impact will need to be considered on the Queens Hotel. Review the Hive documents to gain further understanding of existing approval and heritage considerations.
Cultural	<i>First Nations significance</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Nil identified within the precinct via a DATSIP Desktop Search.

Site 4 The Strand						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Public/civic realm interface</i>	<ul style="list-style-type: none"> Site would front the Hive Development. Site would be in proximity to the Museum of Tropical Queensland, Reef HQ, Flinders Street East, the Strand which would provide a suitable interface within the precinct. 	N/A	N/A	N/A	N/A
	<i>Capacity to accommodate tropical design character and form</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall which a tropical design character. The Museum of Tropical North Queensland has a tropical design demonstrating that it would be consistent with the locality. 	<ul style="list-style-type: none"> Interface with Queens Hotel and the Customs House (both Queensland Heritage Listed) will need to be considered in the design and siting of the Concert Hall which may impact on design and construction methods to ensure no visual or construction impacts are present. 	<ul style="list-style-type: none"> Large vacant block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Unknown siting within the area. 	<ul style="list-style-type: none"> Consideration will need to be given to the Queens Hotel and Customs House located on the opposite side of the Strand both Queensland Heritage Buildings.
Functional	<i>Capacity to accommodate 1000 seat concert hall and facilities (including tenure considerations)</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall. 	<ul style="list-style-type: none"> Siting will need to consider Anzac Park and existing structures within the park. 	<ul style="list-style-type: none"> Large vacant block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Car parking location will need to be considered along with traffic management. 	<ul style="list-style-type: none"> Consider using the old Townsville Lawn Bowls site to remove conflicts with Anzac Park.
	<i>Capacity to accommodate multiple formats (raked seating and multi-tier facility)</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall. 	<ul style="list-style-type: none"> Siting would need to be considered with respect to the Queens Hotel and Customs House located opposite the site. 	<ul style="list-style-type: none"> Large vacant block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Unknown siting within the area Conflicts with Anzac Park and existing structures. 	N/A

Site 4 The Strand						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Visual prominence and setting of site</i>	<ul style="list-style-type: none"> The Strand is a key locations in Townsville's entertainment options. Site would be in proximity to the Museum of Tropical Queensland, Reef HQ, Flinders Street East and Site would be highly visible. 	<ul style="list-style-type: none"> Siting, design and interface would need to be considered with respect to Anzac Park. 	<ul style="list-style-type: none"> Subject to the siting chosen, the Concert Hall would be highly visible and in a prominent location within the City. 	<ul style="list-style-type: none"> Siting will need to be considered to ensure visual prominence. 	<ul style="list-style-type: none"> Consideration will need to be given to siting adjoining Anzac Park and existing structures. Consideration should be given to using the Townsville Lawn Bowls site to remove conflicts with Anzac Park.
	<i>Tenure</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Townsville Bowls Club – Reserve Anzac Park – Reserve for Park Enterprise House - Reserve for Local Government Purposes

Site 5 Reid Park						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Contextual	<i>Connectivity with adjoining sites (including nearby accommodation)</i>	<ul style="list-style-type: none"> Townsville State High School is located adjacent to the site. Lou Lister Park containing a small train park. V8 super car pits are located on site along with part of the racetrack. Site has a foot bridge connecting to Queensland Country Bank Stadium. Site contains the Civic Theatre. 	<ul style="list-style-type: none"> Accommodation is not in the immediate locality. Accommodation would still be able to be accessed via walking over the pedestrian bridge. Accommodation is located on Palmer Street and Flinders Street. 	<ul style="list-style-type: none"> Co-location with the Civic Theatre Creation of a cultural hub within Townsville. 	<ul style="list-style-type: none"> Siting will need to be considered to ensure that conflicts with the v8 super car track are not impacted. 	<ul style="list-style-type: none"> Queensland Country Bank Stadium car parking strategy will need to be reviewed as Reid park is potentially part of that strategy.
	<i>Capacity to accommodate complementarity cultural infrastructure</i>	<ul style="list-style-type: none"> Co-location with the Civic Theatre Creation of a cultural hub within Townsville. 	<ul style="list-style-type: none"> Siting within Reid Park will need to be considered due to existing uses and potential conflicts with existing infrastructure. 	<ul style="list-style-type: none"> Creation of a cultural hub within Townsville. 	<ul style="list-style-type: none"> Siting will need to be considered to ensure that conflicts with the v8 super car track are not impacted. Queensland Country Bank Stadium car parking strategy will need to be reviewed as Reid park is potentially part of that strategy. Use of park for other events. 	N/A
	<i>Capacity for car parking provision (on-site, off-site etc)</i>	<ul style="list-style-type: none"> Car parking would be able to be provided on site. 	<ul style="list-style-type: none"> The location of additional car parking would need to consider the existing Civic Theatre and V8 super car track. 	<ul style="list-style-type: none"> Car parking would have the ability to be wholly provided within the site. 	<ul style="list-style-type: none"> Potential conflicts with events on at the Civic Theatre with traffic entering and exiting the site – currently only two crossovers. 	<ul style="list-style-type: none"> Location would need to be chosen within the park to provide increased assessment of the strengths and weaknesses.

Site 5 Reid Park						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Public transport provision and proximity</i>	<ul style="list-style-type: none"> Public transport is located on the Boundary Street including a taxi rank outside the Civic Theatre. 	<ul style="list-style-type: none"> Public transport schedules would need to be reviewed and considered to ensure that they service the area during the hours of operation. 	N/A	<ul style="list-style-type: none"> Public transport schedules would need to be reviewed and considered to ensure that they service the area during the hours of operation. 	N/A	
<i>Active transit provision (walking and cycling)</i>	<ul style="list-style-type: none"> Footpaths are located on both sides of the road. Scooters are available in the area. Pedestrian bridge at the rear of the site provides access to the Queensland Country Bank Stadium, Palmer Street and CBD. 	<ul style="list-style-type: none"> No dedicated cycle lanes are in the area. 	N/A	N/A	N/A	
<i>Key vehicular access routes (and any potential conflicts) and network impacts</i>	<ul style="list-style-type: none"> Boundary Street is an arterial road providing connection to and from the CBD. 	<ul style="list-style-type: none"> Currently two vehicular crossovers are present providing access to the Civic Theatre and v8 super car track pits. 	<ul style="list-style-type: none"> Need to consider a whole of Reid Park car parking strategy to make the best use of the site. 	<ul style="list-style-type: none"> Potential conflicts with events on at the Civic Theatre with traffic entering and exiting the site – currently only two crossovers. 	<ul style="list-style-type: none"> Need to consider a whole of Reid Park car parking strategy to make the best use of the site. 	
<i>Surrounding land uses (and reverse amenity issues)</i>	<ul style="list-style-type: none"> Townsville State High School is located adjacent to the site. Lou Lister Park containing a small train park. V8 super car pits are located on site along with part of the racetrack. Site has a foot bridge connecting to Queensland Country Bank Stadium. Site contains the Civic Theatre. 	<ul style="list-style-type: none"> Conflict noise, car parking, traffic, should events be scheduled on the same day. Traffic conflicts exiting and entering the site when events are scheduled on the same day. Road closures during V8 super car weekends and impact on events occurring on site for the Concert Hall. 	<ul style="list-style-type: none"> Need to consider a whole of Reid Park car parking strategy to make the best use of the site. 	<ul style="list-style-type: none"> Potential conflicts with events on at the Civic Theatre with traffic entering and exiting the site – currently only two crossovers. 	N/A	

Site 5 Reid Park						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Environmental and geotech conditions at site</i>	<ul style="list-style-type: none"> Park is relatively void of vegetation except traversing Ross Creek. 	<ul style="list-style-type: none"> CMD. Erosion Prone Area Storm tide inundation area (medium and high and inner city). State Controlled Road. Railway Corridor. Airport Environs. Flood Hazard (High, Low, Medium). Acid sulfate soils. Road noise corridors. Category R vegetation along Ross Creek. Area may contain marine plants. Tidal. 	<ul style="list-style-type: none"> Avoid areas of vegetation adjoining Ross Creek as these may contain marine plants 	<ul style="list-style-type: none"> Marine plant clearing. 	<ul style="list-style-type: none"> Acid Sulfate Soil investigation Potential flood impact to be considered in Concert Hall siting. Potential approvals related to marine plant clearing (subject to siting).
Cultural	<i>First Nations significance</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Nil identified within the precinct via a DATSIP Desktop Search.
	<i>Public/civic realm interface</i>	<ul style="list-style-type: none"> The site contains the Civic Theatre and v8 super car track and pits building, the Concert Hall would provide for increased public interface to the location. The area open and freely accessible to everyone. 	N/A	N/A	N/A	N/A
	<i>Capacity to accommodate tropical design character and form</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall with a tropical design character. 	<ul style="list-style-type: none"> Interface with the Civic Theatre and v8 super car pits would need to be considered in the design. 	<ul style="list-style-type: none"> Large vacant block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Unknown siting within the area. 	<ul style="list-style-type: none"> Interface with the Civic Theatre and v8 super car pits would need to be considered in the design.

Site 5 Reid Park						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Functional	<i>Capacity to accommodate 1000 seat concert hall and facilities (including tenure considerations)</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall. 	N/A	N/A	<ul style="list-style-type: none"> Car parking location will need to be considered along with traffic management. 	N/A
	<i>Capacity to accommodate multiple formats (raked seating and multi-tier facility)</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate the Concert Hall. 	<ul style="list-style-type: none"> Interface with the Civic Theatre and v8 super car pits would need to be considered in the design. 	<ul style="list-style-type: none"> Large vacant block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Unknown siting within the area. Conflicts with Civic Theatre and v8 super car pits would need to be considered. 	N/A
	<i>Visual prominence and setting of site</i>	<ul style="list-style-type: none"> Boundary Street is an arterial road providing connection to the city and surrounds Colocation with the Civic Theatre. 	<ul style="list-style-type: none"> Siting, design and interface would need to be considered with respect to Civic Theatre and v8 super car pits. 	<ul style="list-style-type: none"> Subject to the siting chosen, the Concert Hall would be highly visible and in a prominent location within the City. 	<ul style="list-style-type: none"> Siting will need to be considered to ensure visual prominence. 	N/A
	<i>Tenure</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Reserve for Recreation

Site 6 Central Park / Dean Street						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Contextual	<i>Connectivity with adjoining sites (including nearby accommodation)</i>	<ul style="list-style-type: none"> Queensland Country Bank Stadium is located to the west of the site. Accommodation in close proximity is Palmer Street and the CBD. Connection to the CBD via Rooney Street Bridge. A new boardwalk has been established at the along central parks interface with Ross Creek. New footpaths have been constructed along Dean Street/Saunders Street. 	<ul style="list-style-type: none"> Site contains Altheas Community Hub providing a drop-in centre, siting will need to consider existing uses and operations on site. 	<ul style="list-style-type: none"> New hotel will be established adjoining the Queensland Country Bank Stadium providing additional accommodation. 	N/A	N/A
	<i>Capacity to accommodate complementarity cultural infrastructure</i>	<ul style="list-style-type: none"> Dean Street: Has the potential to accommodate complementary cultural infrastructure Site is located in close proximity to Palmer Street, Queensland Country Bank Stadium. 	<ul style="list-style-type: none"> Dean Street: Loss of car parking for the city. Dean Street car park provides free car parking for city workers. Dean Street car park forms part of the Queensland Country Bank Stadium car parking strategy. Central Park: Does not have the capacity to accommodate complementary cultural infrastructure due to the site considered to be too narrow to accommodate a Concert Hall, associate facilities and car parking. 	<ul style="list-style-type: none"> Dean Street: Site is large enough to accommodate complementary cultural infrastructure on site. PDA Zoning. 	<ul style="list-style-type: none"> Dean Street: Loss of car parking for the city and CBD. Central Park: Not large enough to accommodate Concert Hall or associated infrastructure. 	<ul style="list-style-type: none"> Need to review car parking strategy for Queensland Country Bank Stadium. Consideration of loss of free car parking within the CBD.

Site 6 Central Park / Dean Street						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Capacity for car parking provision (on-site, off-site etc)</i>	<ul style="list-style-type: none"> Dean Street: Would have sufficient area to accommodate car parking. 	<ul style="list-style-type: none"> Central Park: Not large enough to accommodate Concert Hall or associated infrastructure. 	N/A	<ul style="list-style-type: none"> Dean Street: Loss of car parking for the city and CBD. Central Park: Not large enough to accommodate Concert Hall or associated infrastructure. 	<ul style="list-style-type: none"> Need to review car parking strategy for Queensland Country Bank Stadium. Consideration of loss of free car parking within the CBD. 	
<i>Public transport provision and proximity</i>	<ul style="list-style-type: none"> Public transport traverses Saunders Street. Townsville City Bus Hub (Ogden Street). 	N/A	N/A	<ul style="list-style-type: none"> Conflicts during events at Queensland Country Bank Stadium. 		
<i>Active transit provision (walking and cycling)</i>	<ul style="list-style-type: none"> The surrounding locality has footpaths on both sides of the road. Scooters are available. Pedestrian connection to the CBD via Rooney Street Bridge. A new boardwalk has been established at the along Central Parks interface with Ross Creek. New footpaths have been constructed along Dean Street/Saunders Street. 	<ul style="list-style-type: none"> Dedicated cycle lanes are not present in the locality. 	<ul style="list-style-type: none"> Use of upgraded facilities in the locality due to the construction of the Queensland Country Bank Stadium. 	N/A	N/A	
<i>Key vehicular access routes (and any potential conflicts) and network impacts</i>	<ul style="list-style-type: none"> Dean Street: Is accessible via Rooney Street and Morey Street. Dean Street is an arterial road providing connection into and out of the CDB. 	<ul style="list-style-type: none"> Dean Street: Vehicular access is not existing on Dean Street Central Park: No existing vehicular access present only pedestrian access. 	N/A	<ul style="list-style-type: none"> Public transport schedules would need to be reviewed and considered to ensure that they service the area during the hours of operation. Need to review car parking strategy for Queensland Country Bank Stadium. 	N/A	

Site 6 Central Park / Dean Street						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Surrounding land uses (and reverse amenity issues)</i>	<ul style="list-style-type: none"> Queensland Country Bank Stadium is located to the west of the site. Accommodation in close proximity is Palmer Street and the CBD. Connection to the CBD via Rooney Street Bridge. A new boardwalk has been established at the along central parks interface with Ross Creek. New footpaths have been constructed along Dean Street/Saunders Street. Fire station. Commercial offices and uses. 	<ul style="list-style-type: none"> Residential dwellings Apartment buildings. 	<ul style="list-style-type: none"> Correct siting will ensure amenity issues on residential properties is avoided and mitigated. 	<ul style="list-style-type: none"> Car parking will need to be considered within the area and suggest a whole of area car parking strategy to reduce impacts on large event days etc Altheas Community Hub providing a drop-in centre, siting will need to consider existing uses and operations on site. 	N/A	
<i>Environmental and geotech conditions at site</i>	<ul style="list-style-type: none"> Dean Street: Predominantly a sealed car park 	<ul style="list-style-type: none"> Would potentially result in the removal of large trees fronting the Dean Street. CMD. Erosion Prone Area. Storm tide inundation area (medium, high). State Controlled Road. Airport environs. Flood Hazard (High and Medium). Acid sulphate soils. Road noise corridor. 	N/A	N/A	N/A	

Site 6 Central Park / Dean Street						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Cultural	<i>First Nations significance</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Nil identified within the precinct via a DATSIP Desktop Search. There are significant relationships to the park for indigenous peoples as a meeting and birthing place. Note this is not recorded formally but communication with First Nations people would be essential.
	<i>Public/civic realm interface</i>	<ul style="list-style-type: none"> The site will provide a public interface due to its central location between the Queensland Country Bank Stadium and Palmer Street. The locality is open and freely accessible to everyone. 	<ul style="list-style-type: none"> Central Park is not considered to be large enough to accommodate the Concert Hall. 	<ul style="list-style-type: none"> The Concert Hall in this location will provide cultural activities within the CBD which are currently lacking. The Dean Street car park site use to be the Soundshell providing for music and cultural events thus retuning it back to a previous use. Dean Street car park is a large block, design has the potential to further shape the emerging character of the area. 	N/A	N/A
	<i>Capacity to accommodate tropical design character and form</i>	<ul style="list-style-type: none"> Dean Street car park site would have sufficient area to accommodate the Concert Hall. 	<ul style="list-style-type: none"> Central Park is not considered to be wide enough to accommodate a Concert Hall. 	<ul style="list-style-type: none"> Dean Street car park is a large block, design has the potential to further shape the emerging character of the area. 	N/A	N/A

Site 6 Central Park / Dean Street						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Functional	<i>Capacity to accommodate 1000 seat concert hall and facilities (including tenure considerations)</i>	<ul style="list-style-type: none"> Dean Street car park site would have sufficient area to accommodate the Concert Hall. 	<ul style="list-style-type: none"> Central Park is not considered to be wide enough to accommodate a Concert Hall. 	<ul style="list-style-type: none"> Dean Street car park is a large block, design has the potential to further shape the emerging character of the area. 	N/A	N/A
	<i>Capacity to accommodate multiple formats (raked seating and multi-tier facility)</i>	<ul style="list-style-type: none"> Dean Street car park site would have sufficient area to accommodate the Concert Hall. 	<ul style="list-style-type: none"> Central Park is not considered to be wide enough to accommodate a Concert Hall. 	<ul style="list-style-type: none"> Dean Street car park is a large block, design has the potential to further shape the emerging character of the area. 	N/A	N/A
	<i>Visual prominence and setting of site</i>	<ul style="list-style-type: none"> The Concert Hall in this location will provide cultural activities within the CBD which are currently lacking. The Dean Street car park site use to be the Soundshell providing for music and cultural events thus retuning it back to a previous use. Dean Street car park is a large block, design has the potential to further shape the emerging character of the area. 	<ul style="list-style-type: none"> Central Park is not considered to be wide enough to accommodate a Concert Hall. 	N/A	<ul style="list-style-type: none"> Car parking and traffic will need to be considered on large event days with the Queensland Country Bank Stadium. 	N/A
	<i>Tenure</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> Reserve for Local Government Purposes Leases – various. Reserve for Park and Recreation.

Site 7 Riverway						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
Contextual	<i>Connectivity with adjoining sites (including nearby accommodation)</i>	<ul style="list-style-type: none"> • Jacana Apartments providing accommodation is located on the adjoining site. • Footpaths are located within and surrounding riverway connecting the following uses: <ul style="list-style-type: none"> ○ Riverway Arts Centre. ○ Riverway Lagoon. ○ Thuringowa Cenotaph. ○ Riverway Stadium (AFL & Cricket). ○ Skate Park. ○ Youth Centre ○ associated car parking. 	<ul style="list-style-type: none"> • The majority of accommodation options are located within the CBD with some options on Charters Towers Road. 	<ul style="list-style-type: none"> • Concert Hall would be complementary to the existing Riverway Arts Centre. 	<ul style="list-style-type: none"> • Poor access to the site with only one access into Riverway and one out. 	<ul style="list-style-type: none"> • Location within riverway needs to be considered further to provide accurate site assessment.
	<i>Capacity to accommodate complementarity cultural infrastructure</i>	<ul style="list-style-type: none"> • Riverway features the following uses: • Riverway Arts Centre. • Riverway Lagoon. • Thuringowa Cenotaph. • Riverway Stadium (AFL & Cricket). • Skate Park. • Youth Centre. • Associated car parking. • There is sufficient area for additional colocation of cultural activities. 	<ul style="list-style-type: none"> • Siting will need to be considered to ensure an efficient use of the site and remove conflicts with adjoining uses. 	<ul style="list-style-type: none"> • Concert Hall would be complementary to the existing Riverway Arts Centre providing for a cultural hub. 	<ul style="list-style-type: none"> • Concert Hall footprint will need to consider existing uses and temporary uses of the Park. 	N/A

Site 7 Riverway						
Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes	
<i>Capacity for car parking provision (on-site, off-site etc)</i>	<ul style="list-style-type: none"> The site would have sufficient area to accommodate car parking. 	<ul style="list-style-type: none"> Poor access to the site with only one vehicular access into Riverway and one out via Village Boulevard. 	<ul style="list-style-type: none"> Traffic and car parking strategy to be considered to improve internal function to reduce vehicular queuing during events. 	<ul style="list-style-type: none"> Vehicular queuing during events would likely occur during events. Limited availability of additional accesses to be provided from Riverway Drive or Ross River Road due to the proximity to the intersection, arterial road classification and existing uses on site. 	N/A	
<i>Public transport provision and proximity</i>	<ul style="list-style-type: none"> Public transport traverses the front of the park via Riverway Drive. 	<ul style="list-style-type: none"> Poor access to the site with only one vehicular access into Riverway and one out via Village Boulevard. 	N/A	N/A	N/A	
<i>Active transit provision (walking and cycling)</i>	<ul style="list-style-type: none"> The site is surrounded by footpaths and includes footpaths within Riverway. Riverway has a full footpath that goes around the Ross River in a walking track/loop. 	<ul style="list-style-type: none"> There are no dedicated cycle lanes in the area. 	N/A	N/A	N/A	
<i>Key vehicular access routes (and any potential conflicts) and network impacts</i>	<ul style="list-style-type: none"> Riverway drive is an arterial road. 	<ul style="list-style-type: none"> Poor access to the site with only one vehicular access into Riverway and one out via Village Boulevard. 	N/A	N/A	N/A	

Site 7 Riverway						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Surrounding land uses (and reverse amenity issues)</i>	<ul style="list-style-type: none"> • Riverway Arts Centre. • Riverway Lagoon. • Thuringowa Cenotaph. • Riverway Stadium (AFL & Cricket). • Skate Park. • Youth Centre. • Associated car parking. • Willows Shopping Centre (across the road). 	<ul style="list-style-type: none"> • Potential impacts on adjoining residential apartments. 	<ul style="list-style-type: none"> • Concert Hall would provide for colocation of cultural and arts within the locality. 	<ul style="list-style-type: none"> • Traffic conflicts entering and exiting the site. 	<ul style="list-style-type: none"> • Need to identify site to determine amenity impacts further.
	<i>Environmental and geotech conditions at site</i>	<ul style="list-style-type: none"> • Environmental constraints of the site can be considered through correct siting and design of the Concert Hall. 	<ul style="list-style-type: none"> • Subject to site chosen, vegetation clearing maybe required to facilitate the footprint. • Airport environs. • Flood – high low and medium. • Bushfire – high and medium. • Natural Assets – Environmental importance. • Acid Sulphate Soils. • Road Noise Corridor. 	<ul style="list-style-type: none"> • Environmental constraints of the site can be considered through correct siting and design of the Concert Hall. 	N/A	N/A
Cultural	<i>First Nations significance</i>	N/A	N/A	N/A	N/A	<ul style="list-style-type: none"> • Nil identified within the precinct via a DATSIP Desktop Search.
	<i>Public/civic realm interface</i>	<ul style="list-style-type: none"> • Will optimise the locality as a sporting and cultural hub • Riverway is open and freely accessible to everyone. 	<ul style="list-style-type: none"> • Consideration of existing built form and location will need to be taken into consideration in choosing a footprint within Riverway. 	N/A	<ul style="list-style-type: none"> • Concert Hall footprint will need to consider the Thuringowa Cenotaph. Riverway is used in Anzac Day celebrations. 	N/A

Site 7 Riverway						
	Theme/Element	Strengths	Weaknesses	Opportunities	Threats	Notes
	<i>Capacity to accommodate tropical design character and form</i>	<ul style="list-style-type: none"> Riverway provides for sufficient area to accommodate a tropical design, character and form. 	<ul style="list-style-type: none"> Consideration of existing built form and location will need to be taken into consideration in choosing a footprint within Riverway. 	<ul style="list-style-type: none"> Creation of a sporting and cultural hub outside of the city centre. 	<ul style="list-style-type: none"> Traffic impacts to be considered in design and siting of footprint. 	<ul style="list-style-type: none"> Siting and design will need to consider CPTED principles to ensure a safe space within the park.
Functional	<i>Capacity to accommodate 1000 seat concert hall and facilities (including tenure considerations)</i>	<ul style="list-style-type: none"> Riverway provides for sufficient area to accommodate a tropical design, character and form. 	<ul style="list-style-type: none"> Consideration of existing built form and location will need to be taken into consideration in choosing a footprint within Riverway. 	<ul style="list-style-type: none"> Creation of a sporting and cultural hub outside of the city centre. 	<ul style="list-style-type: none"> Traffic impacts to be considered in design and siting of footprint. 	N/A
	<i>Capacity to accommodate multiple formats (raked seating and multi-tier facility)</i>	<ul style="list-style-type: none"> Riverway provides for sufficient area to accommodate a tropical design, character and for. 	<ul style="list-style-type: none"> Consideration of existing built form and location will need to be taken into consideration in choosing a footprint within Riverway. 	<ul style="list-style-type: none"> Creation of a sporting and cultural hub outside of the city centre. 	<ul style="list-style-type: none"> Traffic impacts to be considered in design and siting of footprint. 	N/A
	<i>Visual prominence and setting of site</i>	<ul style="list-style-type: none"> Riverway is a central area outside the city centre that is currently providing for a sporting hub and arts centre. The site is located on an arterial road with large volumes of traffic traversing both road frontages being Riverway Drive and Ross River Road. 	<ul style="list-style-type: none"> Consideration of exiting built form and location will need to be taken into consideration in choosing a footprint within Riverway. 	<ul style="list-style-type: none"> Creation of a sporting and cultural hub outside of the city centre. 	<ul style="list-style-type: none"> Traffic impacts to be considered in design and siting of footprint. 	N/A
	<i>Tenure</i>	N/A	N/A	N/A	N/A	N/A



APPENDIX B: ENABLING WORKS COST ASSESSMENT

Attachment in AECOM document *TSV Concert Hall - Site Enabling Works - MCA Option Costing_13Oct22*

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OUTCOME DRIVEN

