

Bowen Street, Roma UDA Development Scheme

Submissions Report

Pursuant to section 29 of the *Urban Land Development Authority Act 2007*

November 2010



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Summary of Key Amendments to Proposed Roma UDA Development Scheme

Building height adjoining properties on the southern UDA boundary

Amendment to limit height of buildings on lots immediately adjoining the UDA on the southern boundary to 2 storeys.

Implementation Plan

Amendment of description of works to reflect findings of infrastructure investigations relating to roads, pedestrian networks and water and sewerage.

Mapping related amendments

Amendment of the legend of the Structure and Zoning Plan to improve the clarity.

Amendments to Schedules

Amendment of the definitions to improve clarity and to achieve consistency across development schemes where appropriate including adding a definition of Secondary dwelling to the House definition and additional qualifications in the Home based business definition.

General editorial comments

A small number of general editorial amendments to correct anomalies and achieve greater consistency across UDA development schemes.

Brief Summary of Key Issues Raised in the Submissions Received

Key issue	Response
<p>Clarification is sought as to the scope and conditions of the commitment of the ULDA to Council regarding:</p> <ul style="list-style-type: none"> • The proportion of dwelling units to be owned/managed by Council; and • the development of the community hub. 	<p>These concerns are noted. It is agreed that these are not issues specific to the development scheme, rather the Implementation Strategy that is intended to support the development scheme.</p> <p>The ULDA's position on these issues will be clarified in writing with the Council under separate cover.</p>
<p>Concern that the density of development and small lots are not needed in Roma and will result in overcrowding and social issues that will impact on the whole community.</p>	<p>A primary purpose of the ULDA in Roma is to make affordable housing available for sale and rent within the UDA to assist in relieving housing stress due to the emerging resources boom in the Surat basin.</p> <p>The UDA will be developed in accordance with the ULDA's Residential 30 Guideline, for development up to 30 dwellings per hectare.</p> <p>The proposed development scheme provides for a development density consistent with the UDA's strategic location in proximity to Roma town centre, commercial and retail activities and community facilities and services in the town.</p> <p>There is no evidence that supports the claim that the inclusion of affordable housing in the UDA developments will create adverse social impacts.</p>
<p>How will it be guaranteed that housing will be affordable and available to those for which it is intended and remain affordable over the longer term.</p>	<p>The issue of ensuring and retaining the affordability of properties is not able to be dealt with by the development scheme.</p> <p>The ULDA intends to investigate mechanisms that will seek to retain affordability through home ownership such as shared equity and rental accommodation models. The immediate focus will be on mechanisms that the ULDA can implement in the short term and do not require change to existing legislative frameworks, management agreements and ongoing management arrangements. The ULDA will consult with Council as part of the development of the mechanisms and this may also identify a set of actions to consider other mechanisms that potentially require legislative and or structural change and ongoing management.</p>

Key issue	Response
<p>Concern for privacy impacts of 2 to 3 storey houses on adjoining residents.</p>	<p>The development scheme states that within the Residential Zone houses will typically be at 2 storeys, however, there are opportunities for 3 storey multiple residential development in appropriate locations. This is consistent with the ULDA's Residential 30 Guideline.</p> <p>The maximum building height in a residential area is 8.5 metres according to the Roma Planning Scheme Town Area Code. This height limit is considered to be equivalent to 2 storeys. It is therefore considered appropriate to limit development on lots immediately adjoining the residential properties along southern UDA boundary to 2 storeys. The development scheme will be amended to reflect a 2 storey height limit in this location.</p>
<p>Concern that the development will impact on the hospital precinct, traffic network including the intersections with Quintin Street, a State-controlled road.</p>	<p>Investigations into the traffic impacts indicate that the development will not adversely impact on the road network.</p>
<p>Concern that the development will impact on existing infrastructure and facilities including the need for a new water infrastructure.</p>	<p>Investigations indicate that the site is capable of being adequately serviced by infrastructure and services.</p> <p>Issues have not been raised by service providers that suggest that major upgrading of infrastructure or community facilities or services will be required as a result of development within the UDA.</p> <p>Further work will be done as part of the development assessment process. Any necessary upgrading required will be undertaken.</p>

Summary of Submissions – Roma Proposed Development Scheme

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
GENERAL COMMENTS ON THE DEVELOPMENT SCHEME			
1	Departments of Justice and Attorney General, Queensland Police, Public Works and Communities and Powerlink have indicated they have no comment.	Noted.	
2	There is no land shortage in Roma and there is no shortage of housing that we need this amount of development.	A primary purpose of the ULDA in Roma is to improve housing affordability through the increased diversity and lot size provisions of the development scheme. This will assist in relieving housing stress due to the emerging resources boom in the Surat basin.	N
3	Support for the proposal is based on preserving local businesses, local jobs. The ULDA should be building local capacity, making the community stronger and encouraging people to live in Roma.	<p>The development scheme has been prepared in accordance with the <i>Urban Development Authority Act 2007</i> which includes the maintenance of the cultural, economic, physical and social wellbeing of people and the community.</p> <p>The development scheme is intended to provide for community uses and residential uses with a range of densities, types, designs, prices, home ownership and rental options to deliver a range of housing choices for low to moderate incomes families, key workers, singles, couples, first home buyers and retirees.</p> <p>The variety of housing types that cater for the changing needs and growth of the Roma community will be facilitated by the development scheme.</p> <p>The ULDA will provide a vibrant and desirable community that will enhance the future for broader community of Roma.</p>	N
4	General support for the objectives of the plan including the opportunity to offer a variety of housing choice.	Noted.	
5	<p>Council requires a commitment from the ULDA on both the scope of benefits to be provided to the community in the form of Council-owned housing and the level of contribution that will be made to the Community Hub prior to further advancement of the project.</p> <p>It appears that Council will be required to purchase the land at market value - this is unconscionable given that Council is currently the</p>	<p>These concerns are noted. It is agreed that these are not issues specific to the development scheme, rather the Implementation Strategy that is intended to support the development scheme.</p> <p>The ULDA's position on issues will be clarified in writing with the Council under separate cover.</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
	trustee for the land, part of which is used for a bicycle training facility that is likely to be demolished as part of the site development.		

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
UDA-WIDE CRITERIA—HOUSING AND COMMUNITY			
6	<p>Small lot housing will result in disputes between neighbours due to overcrowding, noise etc and other social problems and anti-social behaviour. People do not want to be living on top of each other.</p> <p>Life will be hard for neighbours.</p> <p>This is already a problem for Roma. The fallout of people living too close will be felt for years to come - long after the ULDA has left. Community groups will be left to deal with the problems.</p> <p>It is better for prices to be higher for larger lots than for cheaper smaller lots in order for neighbourhood peace where people live without fighting.</p>	<p>A range of housing types catering for the changing needs of the Roma community will be facilitated by the development scheme.</p> <p>The development scheme references the ULDA's Residential 30 Guideline. This guideline reflects best practice in urban development, where a diversity of housing is provided. As the development authority, the ULDA has a responsibility to provide for good quality housing consistent with local market needs and community expectations and that will enhance the existing neighbourhood.</p>	N
7	<p>Concern that the area will become housing commission type homes and residents</p> <p>This will attract people who have no intention to work or contribute to the community. This will create a ghetto and social problems for the wider community.</p>	<p>The ULDA is not a social housing provider. A primary purpose of the ULDA Act is to provide for increased housing affordability, including housing which can be reasonably afforded by low to medium income households. As such, the State government sets targets in relation to affordable housing. The targets within the Roma UDA are to:</p> <ul style="list-style-type: none"> • Deliver a minimum of 66% of all dwellings across the UDA available for rent by households on a low to moderate income for Roma • Deliver a minimum of 30% of all dwellings across the UDA available for rent by households on a low to moderate income for Roma. <p>The development scheme is intended to provide for community uses and residential uses with a range of densities, types, designs, prices, home ownership and rental options to deliver a range of housing choices for low to moderate incomes families, key workers, singles, couples, first home buyers and retirees.</p>	N
8	<p>There will be inadequate public facilities like parks, gardens, car parks, entertainment spots, non-public transport and hospital facilities.</p>	<p>The development scheme references the ULDA's Residential 30 Guideline. The guideline provides for development, including small lots to achieve 30 dwellings per hectare. The guideline also includes requirements for the provision of neighbourhood and pocket parks, pedestrian and cycle friendly streets, and footpaths, street planting and water sensitive features.</p> <p>The development scheme also facilitates community and other small scale commercial and retail uses within the community hub that will</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
		<p>support the needs of the broader community.</p> <p>Service providers have not indicated that there will be any significant impact on infrastructure or community facilities and services as a result of the UDA.</p>	
9	Concerns that land and home values will decrease due to the UDA development.	There is no evidence that supports the claim that the inclusion of affordable housing in UDA developments will have an adverse impact on existing property values.	N
10	Concern that flooding the market with houses will decrease existing house prices. House production should not outstrip demand.	<p>This is not an issue for the development scheme.</p> <p>Development applications are likely to be made as the market requires.</p>	N
11	The houses are not going to be cheaper than the ones already available and it will not affect the rent.	The ULDA is able to improve housing affordability through the increased diversity and lot size provisions of the development scheme. The issue of housing ownership and tenure is not an issue for the development scheme but will be addressed as part of the development process.	N
12	What is the household income the dwellings are directed at?	<p>The targets within the Roma UDA are to:</p> <ul style="list-style-type: none"> • Deliver a minimum of 66% of all dwellings across the UDA available for rent by households on a low to moderate income for Roma • Deliver a minimum of 30% of all dwellings across the UDA available for rent by households on a low to moderate income for Roma. <p>The average household income for Roma is approximately \$50,000 (Based on figures available from the Planning Information and Forecasting Unit, Office of Economic and Statistical Research (OESR)).</p>	N
13	How will the ULDA keep housing affordable given energy companies are paying large rents for accommodation and have the capacity to pay above market value for properties. What mechanisms will the ULDA employ in delivering and realising an affordable housing product? What mechanisms, if any, will be employed to ensure development in the UDA remains affordable after the initial purchase price?	<p>The issue of ensuring and retaining the affordability of properties is not able to be dealt with by the development scheme.</p> <p>The ULDA intends to investigate mechanisms that will seek to retain affordability through home ownership such as shared equity and rental accommodation models. The immediate focus will be on mechanisms that the ULDA can implement in the short term and do not require change to existing legislative frameworks, management agreements and ongoing management arrangements. The ULDA will consult with Council as part of the development of the mechanisms and this may also identify a set of actions to consider other mechanisms that potentially require legislative and or structural</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
		change and ongoing management.	
14	It needs to be ensured that homes are accessible to the target market, ensuring that all or the majority of homes are not purchased by a single investor, to ensure the opportunity for diverse purchasers that meet the goals of the development.	The ULDA is able to improve housing affordability through the increased diversity and lot size provisions of the development scheme. The issue of housing ownership and tenure is not an issue for the development scheme but will be addressed as part of the development process. Refer to response to issue 13 above.	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
UDA-WIDE CRITERIA—NEIGHBOURHOOD, BLOCK AND LOT DESIGN			
15	If the ULDA is doing small lot housing then local builders should also be allowed to do so to make housing more affordable or the ULDA should be required to meet Council's requirements.	<p>Part of the of the role of the ULDA is to demonstrate to local government, industry and the community a diverse range of affordable housing products that could be provided in the market place.</p> <p>As mentioned in the Implementation Strategy supporting the development scheme, the ULDA will work with the development industry to identify opportunities for collaboration and innovation to achieve superior planning and design outcomes.</p>	N
16	Small lots and higher densities are not suitable and not required for Roma. We have a lot of land so we don't need neighbours living so close. Lots need to be a decent size. Room is needed between houses to provide privacy.	The development scheme references the ULDA's Residential 30 Guideline. The guideline provides for development, including small lots to achieve 30 dwellings per hectare. This guideline reflects best practice in urban development, including privacy, where a diversity of lot sizes and housing is provided.	N
17	If the cost of servicing large lots is a factor then balance block size with units to achieve a population density.	<p>The development scheme references the ULDA's Residential 30 Guideline. The guideline provides for development, including a range of housing types to achieve 30 dwellings per hectare.</p> <p>The range of dwelling types could include traditional houses, small detached dwellings, villas and multiple residential which can include two or more dwelling units.</p>	N
18	What is needed is 1 and 2 bedroom units built on the ground with a decent sized yard. People (older, young people starting out, those with disabilities or those who would just prefer to live a smaller manageable home) who need smaller dwelling units are forced to take what is available. Smaller dwellings will be more manageable.	<p>The development scheme references the ULDA's Residential 30 Guideline. The guideline provides for development, including a range of housing types to achieve 30 dwellings per hectare. This includes smaller dwelling types.</p> <p>The development scheme is intended to provide for community uses and residential use with a range of densities, types, designs, prices, home ownership and rental options to deliver a range of housing choices for low to moderate incomes families, key workers, singles, couples, first home buyers and retirees.</p>	N
19	<p>Through recent community consultation, for the Maranoa Community Plan, the Roma community preferred fewer, high quality parks. Given the close proximity to existing parks at McGrath Park and Hospital Hill, clarify the need for the pocket parks and what functions are they intended to provide.</p> <p>An alternative may be to upgrade the facilities that are available at these existing parks.</p>	<p>The development scheme proposes two new pocket parks distributed within the residential development, primarily to cater for the needs of the new residents and to contribute to the environmental and civil engineering functions necessary in building communities that work.</p> <p>The development scheme also proposes the upgrade and enhancement of the existing neighbour park including the skate bowl.</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
		Provision of parks within a UDA is consistent with the ULDA's Residential 30 Guideline.	
20	Council wishes to be consulted on matters which affect residential amenity, such as height and setbacks, boundary clearances, fencing, lighting, and landscape matters, particularly where those matters are considered to be ancillary to a house such as pools and domestic outbuildings.	Noted. This is not a matter specific to the development scheme rather it could be addressed at the development application stage. The ULDA will engage with the Council through the development assessment process.	N
21	Suggest simple landscaped walking areas that will enable, walkers cyclist, runners and disabled people in wheelchairs to move through the length of the development, preferably joining any park areas to make a 'contiguous' park walk enabling pedestrian/cycle access from east to west.	These suggestions are noted. The development scheme makes provision for enhancement of the neighbourhood park and for new pocket parks connected along the central through road, providing for recreational activities and contributing to the amenity and character of the area. Further, section 3.3.3 Street design and parking requires that the street network and design provide for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key local and district destinations such as shops, educational facilities, parks and community facilities.	N
22	The skate board park should be retained and upgraded eg: grinding rails, pipes, beginner's ramps.	These suggestions are noted. It is the intent that the neighbourhood park and skate bowl be retained and enhanced. Suggestions regarding the design of park features are too detailed for the development scheme and will be considered by the ULDA at the development application stage.	N
23	Parks need to include: <ul style="list-style-type: none"> • for security include close circuit TV (who to monitor?) • solar power lighting and power CCT, lighting (that turns off after 10pm) • fenced with security around the playground to accommodate younger ones • no places where people can hide and current park caters to 2 - 8 year olds • need some smaller play equipment for 1-3 years, and larger exercise equipment (like that available at Wavell Heights) • bars for workouts, stretches, steps, climbing wall - cushioning at base and fenced. Walking and bike trails which seats and picnic areas • skate- park – include area for tricks - rails 	These suggestions are noted. Suggestions regarding the design of park features are too detailed for the development scheme and will be considered by the ULDA at the development application stage.	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
	<p>integrated with current area</p> <ul style="list-style-type: none"> • Include area with seating for watching and covered drinking fountains • add a large toilet block • environmentally friendly solar power lighting • consider vandalism when designing as this will be an area that will be targeted • BBQ with natural gas, covered area and seating and tables in areas overseeing the play areas. Allocate building one set of two and plan for allocation for others that may be needed at later stage depending upon popularity • light eating areas (motion sensors) • allocate rubbish bins around the park near seats and bbq areas. 		
24	<p>Park needs to include:</p> <ul style="list-style-type: none"> • Children and people with a disability need to access the new parks - the local Disability Services Staff would be able to assist • The skate-park is too hot during summer when children have school holidays and has no shade. The children therefore use the area at night but it is dangerous due to a lack of lighting. The area could be used by families also during that time. Lighting would also assist in surveillance • The parks also need BBQs and seating and of course shade • natural gas should be connected to the site for the bbqs • People need to be encouraged to use the parks after work for families to get together. 	<p>These suggestions are noted. Suggestions regarding the design of park features are too detailed for the development scheme and will be considered by the ULDA at the development application stage.</p>	N
25	<p>Provision should be made for connecting pedestrian and bike/wheelchair path networks into the town centre and important infrastructure (including schools, nutritious food supply centres etc) to increase accessibility and encourage physical activity.</p> <p>Provide wide, level and paths, accessible and continuous to enable safe sharing by cyclists, joggers and pedestrians.</p> <p>Covered seating and drinking fountains should also be supplied along these routes.</p>	<p>Section 3.3.3 Street design and parking requires that the street network and design provide for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key local and district destinations such as shops, educational facilities, parks and community facilities.</p> <p>It is considered that the content of the development scheme and the ULDA's Residential 30 Guideline address most if not all of these issues.</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
	<p>The street design should be:</p> <ul style="list-style-type: none"> • a grid pattern for accessibility; • support traffic calming principles and include bench seating and drinking water points; • provide for safe crossing areas to destinations (eg: existing corner store in Bowen Street); • provision for any future existing public transport networks; • street guttering should comply with relevant standards for wheelchairs and motorised scooters. 	<p>Some of the more detailed issues such as covered seats and drinking fountains are too detailed for the development scheme but could be addressed at the development application stage.</p>	
26	<ul style="list-style-type: none"> • The ULDA should work with contractors to promote Kidsafe House Safety strategies to promote child safety and prevent injury • promote clear signage of house numbers and street names for emergency vehicle identification. 	<p>Some of the more detailed issues such as covered seats and drinking fountains are not specific to the development scheme but could be addressed at the development application stage.</p>	N
27	<ul style="list-style-type: none"> • ensure that the mix of dwelling types incorporates some dwellings with increased accessibility features for people who may have diverse disabilities or experiencing effects of ageing (wheelchair access, long benches and features suitable for some elderly or mobility impaired) • use low walls or transparent fencing along street frontages and open spaces to encourage interaction, visibility and deter crime • be 'green' ensuring environmental sustainability measures are incorporated where possible • choose housing types that encourage community interaction, activity and crime prevention through design. 	<p>It is considered that the content of the development scheme and the ULDA's Residential 30 Guideline and Accessible Housing Guidelines are consistent with these suggestions including aspects of safety and accessibility.</p> <p>The ULDA sets a target of the delivery of 10% of all dwellings as accessible housing to meet the changing needs of people and households over time.</p> <p>Further, the design, siting and layout of development is required to achieve UDA wide environmental and sustainability requirements.</p>	N
28	<p>Parks should be designed for families with adequate number of toilets, well lit for group meeting spaces. These spaces should be:</p> <ul style="list-style-type: none"> • age appropriate • based on 'place-making' principles • done in consultation with community to promote use and ownership • appropriate environmental design should be 	<p>It is considered that the content of the development scheme and the ULDA's Residential 30 Guideline are consistent with these suggestions regarding park design.</p> <p>Parks in the UDA will be developed in accordance with this guideline, which includes consideration for all ability groups.</p> <p>Some of these issues are detailed and not matters specific to the development scheme rather could be addressed at the development</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
	<p>utilised to support CEPTD</p> <ul style="list-style-type: none"> • ensure toilets, fountains; ramps etc are wheelchair accessible and accessible for people with disabilities • lighting should be used; parks should incorporate green space and vegetation to encourage interaction with the natural environment • ensure that all local playgrounds are compliant with relevant standards • appropriate signage for legibility for all including children and people with diverse abilities • all play areas should be clearly visible, separate from traffic areas and bodies of water • concerns have been expressed by community groups that the existing park along McDowall Street requires a fence to prevent children running across the road • additional infrastructure may also be placed in the existing McGrath Park in Jackson Street close to the development to ensure additional park with adequate resources. 	<p>application stage.</p>	

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UDA-WIDE CRITERIA—STREET DESIGN AND PARKING			
29	<p>McDowall Street (between Curry and Cottell Streets) is quite narrow. Although the street looks wide, when cars are parked along the road there is no room for a bike path.</p> <p>You often end up on the wrong side of the road when vehicles are waiting to park.</p> <p>Safety of cyclists is important with increased traffic.</p> <p>Increased traffic will increase congestion.</p>	<p>Noted. 3.3.3 Street design and parking requires that the street network will be efficient and safe for all users and provide adequate parking.</p>	N
30	<p>2.1 There is likely to be significant traffic on McDowall Street. This is likely to impact upon the operations of the hospital. Council would like to be involved in the discussions regarding the proposed road works or noise attenuation measures fronting or affecting the hospital.</p>	<p>Investigations into the traffic impacts indicate that the development will not adversely impact on the road network.</p> <p>The ULDA will engage with the Council through the development assessment process.</p>	N
31	<p>3.3.3 It should be noted, there are limited opportunities for public transport.</p>	<p>Noted. However consideration for potential public transport networks in the future will be considered.</p>	N
32	<p>3.3.3 Council has endeavoured to provide cycle/public walkways for the residents of Roma when opportunity arises. Council would appreciate being consulted on the design and location of any proposed cycle/walkways.</p>	<p>Noted. This is not an issue specific to the development scheme, rather it would be considered through the development process.</p> <p>The ULDA will engage with the Council through the development assessment process.</p>	N
33	<p>Council would like to be consulted on the proposed nature and scale of the street tree planting programme to ensure it is in-keeping with the character of the town.</p>	<p>Noted. This is not an issue to be addressed in the development scheme, rather it would be considered through the development assessment stage.</p> <p>The ULDA will engage with the Council through the development assessment process.</p>	N
34	<p>Support for aspects which promote transport and land use integration and ensure road and transport infrastructure is appropriate to support the intent of the UDA.</p>	<p>Noted.</p>	
35	<p>Need to determine the traffic impacts generated on the UDA on the nearby intersections.</p>	<p>Investigations into the traffic impacts indicate that</p>	

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
	<p>Expecting the detailed analysis of expected lot uptake and traffic generated by the development to determine the appropriate treatment of these intersections. Intersections connecting with Quintin Street in Roma town centre may be sensitive to an increase in traffic, particularly the signalised intersection with McDowell as well as Bowen Street.</p>	<p>the development will not adversely impact on the road network.</p>	<p>N</p>
36	<p>It is recommended that major access roads from this development feed into Bowen Street rather than McDowall both to avoid the hospital precinct and the potential issue with capacity at the western leg of McDowall / Quintin Street intersection.</p>	<p>The ULDA is aware of the need to be sensitive to the traffic in the hospital precinct. This will be taken into account during urban design.</p> <p>The main transport routes within the UDA distribute the traffic along Bowen Street, Currey Street, Cottell Street and McDowall Street.</p> <p>Investigations into the traffic impacts indicate that the development will not adversely impact on the road network.</p>	<p>N</p>
37	<p>The impacts of stormwater runoff from the development and any flood mitigation works must be considered and ameliorated to ensure that there are no adverse impacts on the State-controlled roads downstream from the development sites. The Bowen/Quintin Street intersection is particularly vulnerable to stormwater flooding, as evidenced by recent floods and some form of detention may be required to minimise the effects of runoff from the UDA.</p>	<p>The issue of stormwater management and impact on State-controlled roads will be addressed at the time a development application is made.</p>	<p>N</p>
38	<p>Provide for parking along the street adjacent to the community garden, depending on the location of the east - west connector and a formal connection between this road and the main access to the community garden at the north east corner.</p> <p>Provide a sign post at the intersection of Cottell Street and the new east-west connector to direct people to the Roma Community Gardens location.</p>	<p>The streets and parking are designed in accordance with the ULDA's Residential 30 Guideline.</p> <p>This level of detail is not a matter for the development scheme.</p> <p>Specific parking requirements for the community hub will be considered as part of further detailed planning of the site as part of a development application.</p>	<p>N</p>

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
39	<p>Maintain some degree of pedestrian access on both the eastern and western fence lines (particularly the eastern) of the community garden and Endeavour Foundation. These are popular routes from residential areas through to the hospital and skate-park.</p>	<p>The Structure Plan identifies a formalised pedestrian linkage along the western boundary of the community hub behind the Community Garden and between the Endeavour Foundation and the adjoining residential properties. This recognises the current informal pathway used by residents.</p> <p>Pedestrian access within the community hub will be subject to further detailed planning as part of a development application.</p>	N

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UDA-WIDE CRITERIA—ENVIRONMENT AND SUSTAINABILITY			
40	Clarify what alternative methods of waste disposal mentioned in the development scheme will be employed.	<p>The outcomes of the UDA indicate that the UDA will be a liveable community by ensuring development is sensitive to the environment by using, where possible, efficient sources of energy and waste disposal.</p> <p>According to section 3.3.4 Environment and sustainability, the design, siting and layout of development is required to maximise recycling opportunities and reduce waste generation.</p> <p>The ULDA is preparing an Environment and Sustainable Guideline which includes provisions regarding waste minimisation and management plans to encourage reuse and recycling of materials and to reduce waste to landfill.</p> <p>The Implementation Strategy of the development scheme states that ULDA will work with the development industry, this may include the opportunities for waste minimisation strategies.</p>	N
41	The un-used bore that exists in the south east corner adjacent to Cottell Street. It is not an impediment to development but if it is re-instated (if only in emergency situations) there could be noise implications. Noise minimisation for adjacent houses needs to be installed in advance.	<p>Noted. It is the intent of the ULDA to decommission the bore. The Council has indicated support to this effect.</p> <p>This matter is not for the development scheme. If it is determined that the bore is required, this will be considered as part of a development application.</p>	N
42	A small scale truck depot currently uses the western portion of the site, consideration needs to be given to injury prevention mechanisms being put in place to protect pedestrian use and to minimise dust and noise.	<p>It is understood that Council has issued notice to the resident in relation to closing access within the UDA.</p> <p>The issues of amenity will be considered at the time of a development application.</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
RESIDENTIAL ZONE			
43	The Residential Zone should allow for retirement homes - there is a shortage in Roma.	The Residential Zone caters for a range of residential types including houses, multiple residential and other residential uses. The definition of 'Other residential' includes aged care facilities and the like.	N
44	Object to high (2 or 3) storey houses or units adjoining my property. My privacy will be impacted upon.	<p>The development scheme states that within the Residential Zone houses will typically be 2 storeys, however, there are opportunities for 3 storey multiple residential development in appropriate locations. This is consistent with the ULDA's Residential 30 Guideline.</p> <p>The maximum building height in a residential area is 8.5 metres according to the Roma Planning Scheme Town Area Code. This height limit is considered to be equivalent to 2 storeys. It is therefore considered appropriate to limit development on lots immediately adjoining the residential properties along southern UDA boundary to 2 storeys. The development scheme will be amended to reflect a 2 storey height limit in this location.</p>	Y
45	<p>3.4.1 Home Based Business can have implications in the Residential Zone, particularly due to complaints from neighbours, given the proposed lot sizes and possible carriageway widths - smaller than those that currently exist in Roma.</p> <p>Council would like to be formally included as a concurrence agency for any proposal for a home based business in the UDA. Who will police conditions of any development approvals? If it is Council, then it seems reasonable that some involvement in development assessment for other than residential in the Residential Zone is allowed for. (Council notes the 3.2.6 Consideration in Principle" provision) This is particularly important given that the definition of 'House" allows for a secondary dwelling of not more than 60sqm.</p>	<p>Noted. According to the development scheme definition of 'Home-based business' the use is limited in floor area to 50m² as well as qualifications as to the nature of the use.</p> <p>To further clarify, the definition of home-based business will be expanded to include a limit on signage and a requirement of no industrial use of premises.</p> <p>In accordance with the Implementation Strategy, the ULDA will work with the Council to identify and resolve issues, which may include land use complaints and offences.</p>	Y

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
SPECIAL PURPOSE ZONE			
46	Are the retail options open to the public or are they confined to medical uses?	This is not an issue specific to the development scheme. The nature of community uses and associated small-scale commercial and retail uses will be determined at the development application stage.	N
47	Residential should not be allowed in the Special Purpose Zone, should only be used for community purpose.	<p>The Special Purpose Zone indicates that if not all land including in the zone is required for community facilities then excess land will be used for residential uses consistent with the Residential Zone.</p> <p>This approach is consistent across development schemes to ensure the efficient and effective use of land resources within UDAs.</p>	N
48	<p>Would like to provide an expression of interest in operating a community centre within the community services hub. Christian Outreach Centre operates in Roma for many years and have partnered with local authorities to manage and lease community facilities that incorporate various charitable purposes including food banks, thrift shops, crisis care, counselling services. There is also an opportunity for a community centre that can provide office facilities to support the work of the NFP sector in working with the community.</p>	<p>Noted. The Special Purpose Zone is intended to be used for community facilities.</p> <p>This matter is not specifically for the development scheme.</p> <p>This expression of interest will be shared with the Council in regard to potential facilities and services that may be suitably located within the community hub.</p>	N
49	<p>Proposal for the Roma Community Menshed facility to be built within the Special Purpose Zone.</p> <p>The location, in close proximity to the Endeavour Foundation and the Community Garden and other facilities in the surrounding areas including Pinnaroo Roma Inc (residential Care Facility), Roma Hospital, Roma St John's Catholic School etc. There are opportunities for health and education, activities and projects to improve or maintain men's health. The land is also flood free.</p> <p>The current location of the Men's shed is temporary - it is important to secure a more permanent location.</p> <p>The men's shed - is a support service for men where they can pursue interaction and informal recreation activities. Men's shed achieve positive health, happiness and well-being for men who participate as well as for their partners, families and communities.</p> <p>The plan (layout plan attached) is for a facility that provides for workshops, training around computers, cooking/ meal preparation for singles, carers, diabetics etc. These initiatives will be</p>	<p>Noted. The Special Purpose Zone is intended to be used for community facilities.</p> <p>This matter is not specifically for the development scheme.</p> <p>This expression of interest will be shared with the Council in regard to potential facilities and services that may be suitably located within the community hub.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
	<p>done in partnership with the private sector, government, and non-government health and education organisations and practitioners.</p> <p>The facility is proposed to be built through corporate and government funding. The Men's shed has great support (signatures attached) within the community.</p>		
50	<p>The Community Hub should also include retail that encourages nutrition food supply such as fresh fruit and vegetable; a community canteen or kitchen area.</p>	<p>The Special Purpose Zone allows for a range of community facilities and small-scale commercial and retail uses that directly support a community facility or nearby social and health infrastructure.</p> <p>Each proposal will be considered on its merits and ability to meet the intent of the development scheme.</p>	N
51	<p>Development in the Special Purpose Zone should provide for disability access and provide infrastructure that supports community health and wellbeing (e.g; breast feeding facilities)</p>	<p>The Special Purpose Zone allows for a range of community facilities and small-scale commercial and retail uses that support a community facility or nearby social and health infrastructure.</p> <p>The design of the buildings within the Special Purpose Zone will be developed in accordance with relevant Australian standards including those relating to accessibility.</p>	N
52	<p>Roma Community Garden (located at the rear of Endeavour Foundation) operates as a fully incorporated entity, operating for over 5 years. It is a place to bring people together where people volunteer; and is a welcoming destination in the community to bring people together; to share food, grow food, participate in workshops and to create social connectedness through meeting new people and establishing new relationships.</p> <p>The volunteer group is a not-for-profit organisation relying on local, state and federal funding for the programs and new infrastructure.</p> <p>There is potential for the Community Garden as an additional green recreation space which with a small investment has the potential to build on the planned parks and recreational spaces should be recognised. Consider providing funding to improve the facilities by increasing the family friendly activities as a means of attracting new residents and to provide an alternative and diverse range of recreational options to new residents which may include: play equipment, toilet block and a raise educational area (set out in an attached plan). The current condition is only 70% complete.</p> <p>The costing of the improvement is expected around \$20,000 to increase attractiveness to a broader range of people and increase the number</p>	<p>Noted. The existence of the Roma Community Garden within the Special Purpose Zone is recognised. The Special Purpose Zone is intended to be used for community facilities.</p> <p>This matter is not specifically for the development scheme.</p> <p>This expression of interest will be shared with the Council in regard to existing and other potential facilities and services that may be suitably located within the community hub.</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
	<p>of programs and workshops that can be hosted.</p> <p>Look forward to working the ULDA on improving the Roma Community Garden.</p>		

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
INFRASTRUCTURE PLAN			
53	There will be impact of proposed dwellings on infrastructure	Investigations into infrastructure indicate that the development is capable of being adequately serviced. Further work will be done as part of the development assessment process. Any upgrading will be done if required.	N
54	Schedule 1 refers to water infrastructure facilities - the ULDA should make a contribution to upgrading the town's water reservoir system (cost is around ~ \$500,000 for a new reservoir.	Investigations into infrastructure indicate that the development is capable of being adequately serviced. Further work will be done as part of the development assessment process. Any upgrading will be done if required.	N
55	Are engineering studies/assessments available?	Detailed engineering studies and assessments and other supporting information will be available at the time a development application is publicly notified as required under the Interim Land Use Plan.	N
56	Council wishes to be advised of any major cut and fill in the UDA , the proposed stormwater management system and roads within the UDA that connect with roads outside the UDA.	Noted. This is not a matter specific to the development scheme rather it would be considered at the development application stage. The ULDA will engage with Council through the development assessment process.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
IMPLEMENTATION STRATEGY			
57	The Implementation Strategy states the ULDA will work with the development industry, does this mean working with local property developers?	This is a general reference to all or any groups associated with development.	N
58	Consider working with Council on rezoning areas outside the UDA to support the needs of additional population in the area as a result. This could include rezoning of some of the surrounding area to include additional commercial zoning to increase nutritious food supply for the additional residents.	This is not a matter for the development scheme. The Implementation Strategy supporting the development scheme states that the ULDA will work with Council to identify and resolve issues.	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
COMMUNITY CONSULTATION			
59	Not clear from the public information session, if high storey housing will be built behind me.	<p>The public information session was held on Saturday 9 October from 10.00am to 2.00pm at the Hospital Hill Park within the UDA.</p> <p>At the public information session community members were able to view and discuss the elements of the proposed development scheme.</p> <p>The development scheme indicates the major elements for the UDA including the land use zones, the existing and indicative parks, the primary and secondary roads and major pedestrian linkages.</p> <p>The proposed development scheme stated that within the Residential Zone houses will typically be 2 storeys, however, there are opportunities for 3 storey multiple residential development in appropriate locations.</p> <p>It is not the purpose of the development scheme to show the detail plans for development stages, roads, lot layouts and lot sizes. This will be determined through separate development applications.</p>	N
60	Disappointed the community information session was not able to give us more information about the project. The community is being kept in the dark. Why is the plan being withheld from us?	<p>The public information session was held on Saturday 9 October from 10.00am to 2.00pm at the Hospital Hill Park within the UDA.</p> <p>At the public information session community members were able to view and discuss the elements of the proposed development scheme.</p> <p>The development scheme indicates the major elements for the UDA including the land use zones, the existing and indicative parks, the primary and secondary roads and major pedestrian linkages.</p> <p>It is not the purpose of the development scheme to show the detail plans for development stages, roads, lot layouts and lot sizes. This will be determined through separate development applications.</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
MISCELLANEOUS			
61	Believed that the land opposite the hospital would never be built upon. Buyers should have been notified prior to purchasing the land.	Since 2006 much of the site (from Hanley Street to the east) has been identified in the Roma Planning Scheme (Map P6) as zoned for residential. Part of the site was included in the Recreation zone (generally in the vicinity of the existing neighbourhood park and taking in the bike training facility adjacent to Cottell Street).	N
62	<p>Big builder groups are not present in Roma. Bringing in builders to build the housing will adversely impact on the local builders. Roma is a competitive market with many very high quality builders. I have already lost a customer due to the prospect of the ULDA building in Roma. It is imperative that the ULDA work be given to local builders who employ local people and provide economic benefit and training opportunities for the Roma community.</p> <p>Imported project builders do not contribute to the town as they bring in all they need and take the profit out of town.</p> <p>A first stage of 30 dwellings is manageable for local builders perhaps in a cooperative tender from local builders. The local businesses will engage local sub-contractors / local engineers that understand the soil movement problems of hospital Hill and will design foundations to suit local jobs, local youth.</p> <p>Giving the work to big project builders is like saying that the Government prefers for everyone to live in Brisbane.</p> <p>If the ULDA is open to a cooperative tender, then discussions should start immediately.</p>	<p>It is stated in the Implementation Strategy of the development scheme, the ULDA will:</p> <ul style="list-style-type: none"> • identify training and education opportunities within the development industry; and • work with the development industry to identify opportunities for collaboration and innovation to achieve superior planning and design outcomes. <p>Further, the ULDA will undertake a public process to seek tenders for building partners to develop within the UDA.</p>	N
63	This public land should not be given away at below market value as the land value is a significant part of the housing cost.	<p>Noted.</p> <p>This is not an issue specific to the development scheme.</p>	N
64	Want to see what type of housing is situated where: where smaller lot sizes will be located; exactly where streets will run; where the parks will be and what they look like; the order in which sections will be completed; and where the proposed community / retail sections will be and the car parking spaces for these.	<p>The development scheme indicates the major elements for the UDA including the land use zones, the existing and indicative parks, the primary and secondary roads and major pedestrian linkages.</p> <p>It is not the purpose of the development scheme to show the detail plans for development stages, roads, lot layouts and lot sizes, detailed locations of parks. This will be determined through separate development applications.</p>	N

65	If the houses in one location do not sell will another be started?	<p>This is not an issue specific to the development scheme.</p> <p>The ULDA will provide a supply of products to the market available for purchase and rent as the market requires.</p>	N
66	Clarify how the transition of the UDA development scheme will be transitioned to Council's planning scheme given the Development Scheme minimises regulation. How will the scheme be affected over time and how will ongoing building work such as extensions or renovation work be properly controlled.	<p>This is not a matter specific to the development scheme.</p> <p>In accordance with the <i>Urban Land Development Authority Act 2007</i>, at the time of revocation or reduction of the UDA, the Minister may by notice to the relevant local government, make an amendment of the local government's planning instrument to provide for the land.</p> <p>The ULDA will collaborate with Council in transitioning the UDA development scheme into Council's prior to revocation or reduction of the UDA.</p> <p>The Implementation Strategy of the development scheme also states that the ULDA will work with Council to identify and resolve issues.</p>	N

LIST OF AMENDMENTS

Amendment #	Nature of amendment	Reason
2 STRATEGIC CONTEXT		
1	<p>Page 2, 2.1 Location</p> <p>Amend paragraph 2 by removing after 'road reserve corridor' — 'used'</p>	To address a typographical error.
2	<p>Page 4, Map 2: Bowen Street, Roma UDA Structure and Zoning Plan</p> <p>Amend legend to — include 'Neighbourhood Park' and 'Indicative Park' under 'Other Elements'</p>	To clarify that there are only two zones and the rest of the features are Elements.
3 LAND USE PLAN		
3	<p>Page 9, 3.4.1 Residential Zone intent</p> <p>Amend the fifth paragraph to include, last sentence - 'On lots immediately adjoining existing residences along the southern boundary of the UDA, the height of buildings is limited to 2 storeys.'</p>	To address concerns raised in submissions 5 and 9.
4 INFRASTRUCTURE PLAN		
4	<p>Page 11, Infrastructure Table - Roads</p> <p>Remove 'Creation of intersections to existing road frontage'</p> <p>Include new rows 'New road and street network within the UDA' "Creation of intersections to existing road frontages to Cottell, McDowall, Bowen, Upper Bowen Streets and Currey Street' 'Upgrading of McDowall and Upper Bowen Streets west of Currey Street' 'Pedestrian network improvements to external facilities' 'Cycle path marking improvements on Bowen Street'</p>	To update based on outcomes of further infrastructure investigations.
5	<p>Page 11, Infrastructure Table - New Pedestrian Link</p> <p>" Pedestrian link from Bowen Street, between residential development and community hub, to the existing neighbourhood park'</p>	To update based on outcomes of further infrastructure investigations.

Amendment #	Nature of amendment	Reason
6 SCHEDULES		
6	<p>Page 15, Schedule 2: Definitions, Use Definitions, Home Based Business</p> <p>Include –</p> <p>'b. any visitor accommodation does not exceed 4 visitors'</p> <p>'d. there is only one sign related to the Home business, located within the premises on a fence facing the road'</p>	<p>To address issues raised in submission 15 and also be consistent across development schemes.</p>
7	<p>Page 15, Schedule 2: Definitions, Use Definitions, House</p> <p>Following 'self-contained dwelling', remove —</p> <p>'unit.'</p> <p>And, at the end of the definition, include -</p> <p>'Secondary dwelling means a self contained dwelling unit, containing no more than 2 bedrooms, used for residential purposes where located in conjunction with an existing house on one lot'</p>	<p>To be consistent with definitions across UDA development schemes.</p>
8	<p>Page 16, Schedule 2: Definitions, Administrative Definitions</p> <p>Include –</p> <p>Dwelling</p> <p>'Any "building" or part thereof comprising a self-contained unit principally for residential accommodation and includes any reasonably associated building'</p>	<p>To be consistent with definitions across UDA development schemes</p>