

Oonoonba, Townsville UDA Development Scheme

Submissions Report

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

October 2010



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Summary of Key Amendments to Proposed Ooononba UDA Development Scheme

Building height adjoining Fairfield Waters
Amendment to limit height of buildings on lots immediately adjoining Fairfield Waters to 2 storeys.
Parking
Amendment to provide flexibility in provision of car parking spaces in commercial, retail and community developments. Amendment to refer to visitor spaces and wash bay areas in relation to multiple residential development.
Mapping related amendments
Amendment of the Structure and Zoning Plan to include an indicative park in the southwest corner of the UDA.
Amendments to Schedules
Amendment of the definition of house for consistency in defining secondary dwellings across UDAs.
General editorial comments
A range of general editorial amendments to improve readability, correct anomalies and improve clarity.

Brief Summary of Key Issues Raised in the Submissions Received

Key Issue	Response
<p>The development of the UDA is contrary to the objectives of the <i>Urban Land Development Authority Act 2007</i> - economic, physical and social well-being of members of the existing Fairfield Waters community, and community consultation</p>	<p>The development of a diversity of housing and open space, and small scale community, commercial and retail uses in a local neighbourhood centre, are likely to enhance the amenity of existing and nearby residents.</p> <p>Community consultation has been in excess of that required by the ULDA Act.</p>
<p>Concern regarding the increase in traffic through Fairfield Waters.</p>	<p>A detailed traffic study was undertaken to support the provisions of the development scheme. This study demonstrated the efficacy of the existing and proposed traffic and transport network to cater for the traffic anticipated to be generated by development of the UDA. Existing streets within Fairfield Waters have been built to accommodate the traffic generated at completion of the development of the UDA.</p>
<p>Concern regarding the interface with Fairfield Waters, including request for a buffer, single storey dwellings, houses to be built to the same standard, and reduced size of lots</p>	<p>A buffer is not the highest and best use of land immediately adjoining Fairfield Waters. It is rather, required for residential development to achieve housing affordability targets in an early release area shown in the ILUP.</p> <p>The Townsville City Council's maximum building height in a low density residential area is 2 storeys. It is therefore considered appropriate to limit development on lots immediately adjoining Fairfield Waters to 2 storeys. Most of the remainder of the UDA will be developed in accordance with the ULDA Residential 30 Guideline, for development up to 30 dwellings per hectare, and 3 storeys in height.</p> <p>As the development authority, the ULDA has a responsibility to provide for good quality housing consistent with local market needs and community expectations. A mix of lot sizes, including small lots with good quality housing contributes to the quality of development overall.</p>
<p>Density of development</p> <p>Flooding – Ross River and Fairfield Waters</p>	<p>The development scheme provides for a development density consistent with the UDA's strategic location in proximity to the Townsville City Centre and educational, commercial and other facilities in the City.</p> <p>A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding and development limits and constraints have been set on the basis of this study. The study shows development of the site will have no adverse impact on flooding in the Ross River and accounts for filling of land to the south of the UDA to ensure there are no adverse impacts on adjoining owners.</p>

Summary of Submissions – Oonoonba Development scheme

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
GENERAL COMMENTS ON THE DEVELOPMENT SCHEME			
1	<p>The interface with the existing home owners at Northshore Circuit, Riverwood Drive and Viewpoint Terrace must ensure that they are not adversely affected from an economic, physical or social wellbeing perspective. The evidence to hand is that the said home owners are adversely affected. Unless these adverse impacts are addressed (and rectified): then the UDA at Oonoonba fails to comply with the objectives that underpin the Act.</p>	<p>The development scheme has been prepared in accordance with the <i>Urban Land Development Authority Act 2007</i> which includes the maintenance of the cultural, economic, physical and social well-being of people and the community.</p> <p>The development scheme is intended to provide for residential and mixed use areas 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>A variety of housing types that cater for the changing needs of the Townsville community will be facilitated by the development scheme. The structure and zoning plan indicates significant areas of public open space and parks will be delivered as part of this development to service the needs of the growing community.</p> <p>The development scheme also provides for small scale community, commercial and retail uses in a neighbourhood centre within the mixed use zone. It is considered that development of the UDA could enhance the amenity for the existing and nearby residents.</p>	N
2	<p>The objectives of the ULDA Act necessitate a focus on the maintenance of the economic, physical and social well-being of members of the existing Fairfield Waters community. These statutory objectives reflect the concern of urban design.</p>	<p>The <i>Urban Land Development Authority Act 2007</i> states as one of its main purposes planning principles that give effect to ecological sustainability and best practice urban design. These principles are embodied within the Oonoonba development scheme.</p>	N
3	<p>There will be a diminished quality of life for Fairfield Waters residents.</p>	<p>Whilst it is acknowledged that there may be disruption to adjoining neighbours during construction, it is expected that the UDA will enhance the neighbourhood through its parks, pedestrian and cycle way connectivity and provision of community facilities.</p>	N
4	<p>I believe the Oonoonba UDA has significant merit. However the neighbouring suburb should not have to subsidise and pay the high price of this planning decision.</p>	<p>Whilst it is acknowledged that there may be disruption to adjoining neighbours during construction, it is expected that the UDA will enhance the neighbourhood through its parks, pedestrian and cycle way connectivity and provision of community facilities.</p>	N

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5	Council acknowledges that the proposed ULDA development at Oonoonba will be primarily residential in nature. As such, the level of assessment for the Residential Zone and Mixed Use Zone includes making a Material Change of Use for a Multiple Dwelling, Fill or Excavation and Reconfiguring a Lot as self assessable. Council does have concerns that no codes have been provided to identify height, setbacks, appearance, car parking, storage and the like which is contained in both the Detached Dwelling and Multiple Dwelling Codes of the City Plan.	Section 3.3 UDA wide criteria call up the ULDA guideline no. 01 Residential 30 (Residential 30 Guideline). This guideline provides advice to developers regarding height, setback etc. The guideline was made available to Council and is also available on the ULDA website at www.ulda.qld.gov.au .	N
6	Council also has concerns with respect to assessing reconfiguration of lot applications as self assessable. Council's concerns relate to no reference being made within the development scheme to minimum lot sizes, frontages and depth of lots to be created within the development as well as the relevant engineering information/requirements associated with filling and excavation applications. Council would like the opportunity in the future to review relevant development codes or requirements that the State Government will use to assess proposed developments within the ULDA site. Accordingly, their assessment should be at a minimum, code assessable.	Carrying out operational work for Reconfiguring a lot and filling or excavation is only self assessable where it is consistent with an approved Plan of Development (see Residential 30 Guideline). Lot sizes are addressed in the Residential 30 Guideline. Engineering requirements for fill and excavation will be determined at the Development Application (DA) stage.	N
7	In partnership with local Indigenous communities include local Indigenous history and artwork into design features and the landscapes across the UDA including the neighbourhood centre. This could be included on wall surfaces, footpaths/walkways, floor panels, a cultural mosaic comprising of ideas/concepts, beliefs, artworks, songs, artefacts etc from local Traditional owner groups and Torres Strait Islander groups. Walkways, buildings, parks and roads could be named to bring a cultural significance to the area. This will also generate local Aboriginal traditional owner group identities in the local area and their connection to country. Consider future upgrades and maintenance of cultural walks, indigenous landscape design and artwork. Any culturally significant aspects of Ross River should be linked to local Traditional owner groups.	The ULDA is committed to recognising the site's indigenous heritage use as detailed in section 2.2 vision. The implementation strategy, p. 14 also commits to engaging with the community.	N
8	s2.2 p.2,3 Vision supported	Noted.	N
9	s2.2 p.3 identify suggested street treatments that developers can implement to reinforce a clear hierarchy. This point should make reference to on-road cycle lanes, pathway widths, traffic calming devices etc in accordance with AUSTRROADS Guide to Road Design Part 6A: Pedestrian and Cyclist Paths (2009)	Noted. These issues are addressed in relation to Section 3.3.3 Street Design and Parking of the development scheme. The provisions of the Residential 30 Guideline and other guidelines/standards including Austroads will be used in the detailed design of operational works to be undertaken within the UDA.	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
10	s2.2 p.3 in t be a liveable community the following= dot point should be inserted "ensuring that the design, siting and layout of development addresses noise impacts and incorporates appropriate amelioration measures. Noise sensitive uses located within a transport corridor must comply with best practice acoustic standards. The following footnotes should be added: as defined in Section 246Z of the Building Act 1975 Refer to Environmental Protection (Noise) Policy 2008; Queensland Development Code: Mandatory Part 4.4 - Building - Buildings in Transport Noise Corridors and the Department of Transport and Main Road's Road Traffic Noise Management: Code of Practice	A detailed acoustic study was undertaken in relation to the preparation of the development scheme. This study considers amelioration requirements for noise sensitive uses in accordance with relevant standards. The findings of this study will be used at the DA stage.	N
11	Map 2 suggested amendments to the structure and zoning plan, show indicative pedestrian/cycle network through the site, provide concept location for pt stops, illustrate a principal and local pedestrian and cycle network, consideration of an additional active transport link across the Ross River to the west, identify and illustrate likely one or more controlled or separated pedestrian and cycle networks.	Noted. A detailed traffic study has been undertaken to demonstrate the efficacy of the existing and proposed traffic and transport network to cater for the traffic anticipated to be generated by development of the UDA. This study considers the public transport and pedestrian/cycle network through the UDA. The streets shown on the Structure and Zoning Plan will be designed to accommodate a public transport route as indicated in the traffic study. The primary pedestrian/cycle connection shown on the Structure and Zoning Plan is between the existing path in Fairfield Waters through to Abbott Street.	N
12	s3.3.3 support statement re provision of connected networks.	Noted.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
UDA-WIDE CRITERIA—HOUSING AND COMMUNITY			
13	The UDA will lead to a lowering of house prices in the area.	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
14	There is evidence that there has been a significant decrease in the calculation of the established homes along Northshore Circuit, Riverwood Drive and Viewpoint Terrace as a direct result of the Oonoonba UDA proposal. As a result the owners of subject houses along Northshore Circuit, Riverwood Drive and Viewpoint Terrace have suffered a significant adverse economic impact that needs to be addressed.	<p>A variety of housing types that cater for the changing needs of the Townsville community will be facilitated by the development scheme. The structure and zoning plan indicates significant areas of public open space and parks to service the needs of the growing community.</p> <p>In addition to the provision of small scale community, commercial and retail uses in a neighbourhood centre within the mixed use zone, It is considered that development of the UDA could enhance the amenity for the existing and nearby residents.</p> <p>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.</p>	N
15	Provide a set of figures comparing how many low income houses / units exist or are planned in the Oonoonba area proportionate by population. Oonoonba already has a share of low income housing disproportionate to its population when compared to the greater Townsville area. I would have thought in the interest of better integration, the mix of a new development would include not more than around 30% low cost housing.	<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 moderate income households. As such the State government sets targets in relation to affordable housing. The targets within the Oonoonba UDA are as follows:</p> <ul style="list-style-type: none"> • Deliver a minimum of 50% of all dwellings across the UDA available for purchase at or below the median house price for Townsville (currently \$365,000). • Deliver a minimum of 40% of dwellings available to purchase or rent to low to moderate income households for Townsville. 	N
16	Concerned that the 'Affordable Housing' will lead to social problems.	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
17	All dwellings, or at the very least, 25% of all dwellings be built to universal design standards so that they are accessible and safe for all ages and abilities throughout the different stages in life and life changing needs.	<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>The ULDA has Accessible Housing Guidelines which provide advice on how this may be achieved.</p>	N

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18	Smart Housing Design Objectives, Department of Housing be included in sustainable building design principles to enhance health, safety and wellbeing of members of the community.	It is considered that the content of the development scheme and the ULDA's Residential 30 Guideline and Accessible Housing Guidelines are consistent with the Smart Housing Design Objectives.	N
19	Recommendations from the Monash University Accident Research Centre report "The relationship between slips, trips and falls and the design and construction of buildings" be incorporated in the planning of dwellings.	It is considered that the content of the development scheme and the ULDA's Residential 30 Guideline and Accessible Housing Guidelines address these issues.	N
20	Consideration of dwellings designed for flexibility e.g. the one house could be used in interchangeable configurations such as 2 bed plus granny flat, 2 bed plus office or 3 bed home.	Agreed. This is not an issue to be addressed in the development scheme, rather through the development process.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
UDA-WIDE CRITERIA—NEIGHBOURHOOD, BLOCK AND LOT DESIGN			
21	The UDA must be designed so that it interfaces with the existing Fairfield Waters development to ensure that the existing members of the Fairfield Waters community are not adversely affected in an economic, physical or social well being context. Especially where the UDA physically joins up with Fairfield Waters at the established homes along Northshore Circuit, Riverwood Drive and Viewpoint Terrace.	The development scheme references the ULDA's Residential 30 Guideline. Development adjoining Fairfield Waters will be developed in accordance with this 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.	N
22	The type of buildings in the UDA, in so far as they are opposite the established homes at Northshore Circuit, Riverwood Drive and Viewpoint Terrace: are to be low set single residential dwellings and otherwise be in accordance with the building covenants at Fairfield Waters. There are to be no multiple story buildings and density is to be in accordance with Fairfield Waters.	<p>The ULDA works with Builder Partners to maintain tight control over the style and quality of homes built within a UDA. The ULDA is committed to ensuring that development within the UDA is of a high quality.</p> <p>The development scheme references the ULDA's Residential 30 Guideline. Most of the UDA, including the area adjoining Fairfield Waters, will be developed in accordance with this guideline. The guideline provides for development, including small lots to achieve 30 dwellings per hectare, and dwellings to be built up to 3 storeys in height. The Townsville City Council's maximum building height in a low density residential area is 2 storeys. It is therefore considered appropriate to limit development on lots immediately adjoining Fairfield Waters to 2 storeys.</p>	Y See amendment 5
23	The houses adjacent to the existing homes are of a similar construction and type for the sake of preserving existing values.	As the development authority, the ULDA has a responsibility to provide for good quality housing consistent with local market needs and community expectations. The ULDA is committed to ensuring that development within the UDA is of a high quality to enhance the existing neighbourhood.	N
24	The current proposed 900 lots in the UDA represents an over development of the site and needs to be scaled back.	<p>The extent of development possible under the development scheme reflects the UDA's proximity to the city and educational, commercial and other facilities. The proposed density is consistent with other suburban development in the city where a diversity of housing has been provided to meet local market needs and community expectations.</p> <p>In addition the Structure and Zoning Plan illustrates a number of proposed parks as well as extending the current river front access and esplanade from Fairfield Waters through to Abbott Street.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
25	Council has concerns with proposed height, generally up to 3 storeys, on the south of the UDA. Council's concerns relate to amenity issues, in particular privacy. Council requests that the ULDA identify on the structure plan, as well as making reference within the development scheme the establishment of single or two storey residences with the southern park to the site. Council would like the ULDA to amend the proposed Residential Zone Intent to include that single or two storey residences to include that single or two storey residences extend from the boundary of the existing residences at Fairfield Waters to the southern most road network identified on the map.	The development scheme references the ULDA's Residential 30 Guideline. Most of the UDA, including the area adjoining Fairfield Waters, will be developed in accordance with this guideline. The guideline provides for development, including small lots to achieve 30 dwellings per hectare, and dwellings to be built up to 3 storeys in height. The Townsville City Council's maximum building height in a low density residential area is 2 storeys. It is therefore considered appropriate to limit development on lots immediately adjoining Fairfield Waters to 2 storeys.	Y See amendment 5
26	In addition, Council would further like to reiterate previous discussions the ULDA has had with Council's Special Projects Unit relating to ensuring that the developer considers climate responsive design of dwellings due to the proposed higher density of the development. Townsville is characterised as being located within the dry tropics, and as such Council requests that proposed future development (be that buildings and/or subdivisions) over the subject site are responsive to this type of climate. It is requested that the ULDA implement Townsville City Council's current policies to ensure that Brisbane based housing designs are not implemented within the dry tropics.	Council's policy for development (buildings and subdivisions) in the dry tropics are best considered in detail at the development stage. The development scheme includes general principles for climate sensitive design and development. The development scheme references the ULDA Residential 30 Guideline which also includes details on climate sensitive design and development.	N
27	Walking and cycling infrastructure to support connectivity to local recreation and business services as well as to current walking and cycling tracks outside the UDA neighbourhood to support residents without cars.	The development scheme provides for a major pedestrian and cycle connection along the Ross River, from the existing path in Fairfield Waters through to Abbott Street. Other pedestrian and cycle movements through the UDA will be provided in accordance with the ULDA's Residential 30 Guideline, as development proceeds.	N
28	Block and lot design is suitable for fruit and vegetable garden as opportunities for physical activity, learning and social interaction, as well as improving access to fruit and vegetables.	It is considered that block and lot design is suitable for fruit and vegetable gardens where future residents choose to establish same. It is considered that the provisions of the development scheme and other ULDA guidelines do not prevent the establishment of fruit and vegetable gardens within the UDA.	N
29	Provision of space for community gardens and storage systems to facilitate food growing.	The Structure and Zoning Plan in the development scheme shows extensive open space areas and parks, space where community gardens and storage systems for food growing may be established, if required as development proceeds.	N

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UDA-WIDE CRITERIA—STREET DESIGN AND PARKING			
30	<p>Access to the development should not be gained via Northshore Circuit where there is now a community orchard. All access should be via the current road into the DPI site.</p>	<p>Trees have been planted in the existing Twinview Place street reserve, one of two vehicular access points proposed to the new development. The main access is proposed via Lakeside Drive.</p> <p>Two access points provides improved emergency access to and from the development compared to a single access point.</p> <p>The connection to Twinview Place will be made by constructing a new section of roadway within the existing road reserve to link to the site.</p>	N
31	<p>Increase in traffic flow with people who work in the area of the hospital and university.</p>	<p>It is acknowledged that traffic flows through the Fairfield Waters development will increase.</p> <p>However the Twinview Place access point is the secondary vehicular access point to the UDA and will provide for local traffic. The traffic study confirmed that the volumes of traffic estimated to use this entry/exit point are well within the capacity of the existing street design.</p>	N
32	<p>Concerned re traffic flows from the development exiting / entering Northshore Circuit.</p> <ul style="list-style-type: none"> • grossly underestimated the volume of traffic who will use this route • directing traffic onto suburban streets which affects the safety and lifestyle of residents, • should not be seen as the main exit / entry for traffic travelling from the south west of the estate. <p>Lakeside Drive has been developed to carry high volumes of traffic and has plans for future duplication. Your development should encourage all traffic to use the Lakeside Drive Road with the Northshore Circuit exit / entry only for local neighbourhood traffic.</p>	<p>It is acknowledged that traffic flows through the Fairfield Waters development will increase.</p> <p>However the Twinview Place access point is the secondary vehicular access point to the UDA and will provide for local traffic. The traffic study confirmed that the volumes of traffic estimated to use this entry/exit point are well within the capacity of the existing street design.</p>	N
33	<p>Request you immediately allocate funds to provide some form of traffic calmers into Northshore Circuit.</p>	<p>A detailed traffic study has been undertaken that demonstrates the adequacy of the existing and proposed traffic and transport network to cater for the traffic anticipated to be generated by development of the UDA.</p> <p>The traffic study has shown that Northshore Circuit has been designed and already built to cater for the traffic anticipated to be generated by development of the UDA.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
34	Concerned re traffic flow onto Northshore Circuit whilst you have assured me that appropriate planning has been completed and that existing streets can accommodate increased traffic, monitoring appears to be minimal with most assessments occurring within school holidays or army stand down.	The traffic study was based on monitoring of existing and modelling of anticipated traffic flows in the longer term. The modelling accounts for peak periods of traffic flow in the Townsville context.	N
35	Another entrance at the far end of the development should be included to minimise traffic flow through a suburban development.	An entry / exit point at the northern end of the UDA is not necessary nor possible as a result of the proposed Abbott Street deviation. In addition another vehicular level crossing so close to the existing crossing would not be acceptable.	N
36	From my understanding of the proposal, all traffic will be directed out of the area either via River Blvd, or the original DPI entrance road. I have significant concerns with this, as River Blvd is already under significant pressure as it is, without additional cars from the new development.	There are two vehicular access points proposed to the new development, one onto Lakeside Drive and one onto Twinview Place. The connection to Twinview Place will be made by constructing a new section of roadway within the existing road reserve to link to the site.	N
37	Trucks and other construction vehicles must be prevented from using River Boulevard and Northshore Circuit during construction phase.	This is not an issue for the development scheme. Land development is required to be undertaken with a construction management plan which addresses and provides for appropriate access to the construction site. This will be considered at the development application stage.	N
38	Whilst Council has no issues with the proposed 1 space per 30m ² of GFA, Council does not agree with the proposed minimum 50% of car parking spaces on site, the balance of car parking spaces may be provided in close proximity to the site where appropriate. Council requests that all car parking associated with business, retail, and community and service uses should be provided within the boundary of the subject site will reduce congestion of vehicles parking on the side of the road.	Agree in principle. The development scheme should be amended to allow applicants the flexibility to demonstrate that 50% of car parking spaces associated with business, retail, and community and service uses may be provided in alternative locations off site.	Y See amendment 2
39	Council has strong concerns that the rate of 1 space per dwelling unit is simply or adequate particularly in relation to multiple residential and will lead to residents of the multiple dwellings parking their vehicles within the road reserve which will lead to road congestion.	Disagree. The rate of 1 space per dwelling unit is considered acceptable as an industry standard being implemented in UDA's throughout Queensland. The ULDA's commitment to providing for a public bus transport route within the major street reserves, and pedestrian/cycleways along the river front – as shown in the Structure and Zoning Plan – are intended to reduce dependence on the private motor vehicle. In addition, it is considered that multiple residential development will cater for the substantial number of smaller households including households comprising only one person	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
40	Proposed car parking arrangements for the multiple dwelling component does not take into consideration the provision of visitor car parks and wash bay areas.	Noted. The development scheme will be amended to reference the need for visitor spaces and wash bay areas in relation to multiple residential development.	Y See amendment 3
41	Please provide further information as to why it is considered adequate to include 1 space per dwelling unit including the initiatives the developer will carry which will promote other modes of transport other than private vehicles to create a community which is different in transport usage to the wider Townsville population.	The rate of 1 space per dwelling unit is considered acceptable as an industry standard being implemented in UDA's throughout Queensland. The ULDA's commitment to providing for a public bus transport route within the major street reserves, and pedestrian/cycleways along the river front – as shown in the Structure and Zoning Plan – are intended to reduce dependence on the private motor vehicle. In addition, it is considered that multiple residential developments will cater for the substantial number of smaller households including households comprising only one person.	N
42	On the matter relating to transport, Council advises that the ULDA will need to assess the traffic impact of the development after proposing a connection through the existing suburb of Fairfield Waters i.e. Northshore Circuit Road, River Boulevard, Fairfield Waters Drive/Kokoda Street. This would be the more preferable route for future residents of the ULDA site to access services and the western suburbs of Townsville (e.g. schools, University, Hospital, Ross River Road etc) rather than the proposed Abbott Street Deviation	A detailed traffic study has been undertaken that demonstrates the adequacy of the existing and proposed traffic and transport network to cater for the traffic anticipated to be generated by development of the UDA.	N
43	ULDA will also be required to ensure that traffic impacts including traffic noise as well as traffic safety issues especially on those existing properties that have frontage to Northshore Circuit Road, River Boulevard, Fairfield Waters Drive/Kokoda Street are minimised. Council notes that the proposed UDA site will provide one major access road and one minor access road which are insufficient to cater for the capacity within the proposed development. The proposed use of the minor access road will push traffic back through the existing residential development that is already heavily utilised by the existing local traffic. Council requests that the ULDA develop through consultation with Council an internal road hierarchy that addresses on-street parking areas and possible public transport routes including bus shelters and benches, bus bays (and sufficient turning circle's) as well as recreational pathway access routes. The development of a pathway network plan should also be developed that identifies the proposed pathway classification, i.e. shared/separated pathway.	A detailed traffic study has been undertaken that demonstrates the adequacy of the existing and proposed traffic and transport network to cater for the traffic anticipated to be generated by development of the UDA. The traffic study has revealed that the existing street carriageways in Northshore Circuit Road, River Boulevard, Fairfield Waters Drive/Kokoda Street have been designed and built to accommodate the number of vehicles to be generated from development of the UDA.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
44	With respect to traffic demand forecasting and parking plan, a report will be required to be provided to Council that includes the following information: a. A traffic impact analysis be developed that looks at a 10-year after completion of full development with 5 year incremental analysis; b. Provide the whole process of traffic forecasting based on the land use plan (for example residential (house types), commercial and industrial) and provide all applicable source data; and c. Parking provision should comply with Townsville City Council's parking policy and provide all source data (e.g. parking rate for residential, visitor car parks if required, commercial and industrial areas).	A detailed traffic study has been undertaken that demonstrates the adequacy of the existing and proposed traffic and transport network to cater for the traffic anticipated to be generated by development of the UDA. The traffic study addresses the issues raised.	N
45	Improve the safety, convenience and attractiveness of active transport infrastructure through support facilities such as seating, drinking fountains (including for assistance animals and pets), exercise stations, signage, secure bicycle parking and wide walking paths.	This is not an issue for the development scheme, and will be addressed as development proceeds through the development application phases.	N
46	Ensure adequate and minimum distances in plans to create a 'walkable' neighbourhood. The use of a PedShed Analysis will give an indication of the walk ability of the UDA.	The development scheme references the ULDA's Residential 30 Guideline. Most of the UDA will be developed in accordance with this guideline. The guideline is based on the provision of 'walkable' neighbourhoods, where all residences will be within 400 metres of a proposed bus route.	N
47	The development of the Oonoonba UDA will impact on the function of Abbot Street and the delivery of the proposed Abbott Street Deviation due to traffic generation and required intersection upgrades.	Noted. A detailed traffic study has been undertaken that demonstrates the adequacy of the existing and proposed traffic and transport network to cater for the traffic anticipated to be generated by development of the UDA. The traffic study addresses these issues.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
UDA-WIDE CRITERIA—ENVIRONMENT AND SUSTAINABILITY			
48	Bandicoots live on the site and are protected by law.	<p>Environmental studies undertaken as part of the preparation of the development scheme show that Northern Brown Bandicoots (<i>Isoodon Macrourus</i>) were sighted in the area.</p> <p>Northern Brown Bandicoots are not listed under the <i>Queensland State Nature Conservation Act 1992</i> or the <i>Environment Protection and Biodiversity Conservation Act 1999</i>.</p> <p>The management of mammals on the site will be determined through the preparation and implementation of a Fauna Management Plan as part of the development assessment. The plan will include details of how mammals such as the bandicoots will be managed during development and construction.</p>	N
49	Loss of wildlife	The ULDA has undertaken a flora and fauna report for the site which identifies that the site is highly disturbed as a result of its past use and local wildlife is largely limited to migratory bird species. Retention of a large number of dominant trees will continue to provide roosting sites for these species.	N
50	Environmental corridors should be left to assure the continuation of natural flora and fauna.	The environmental zone, open space zone, and proposed parks will provide opportunities for continuation of natural flora and fauna within the UDA.	N
51	Serious hydrology studies should be undertaken in regards to the waterway at the south of the site to ensure that drainage problems to existing houses do not occur.	A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding and development limits and constraints have been set on the basis of this study. The study accounts for filling of land to the south of the UDA to ensure there are no adverse impacts on adjoining owners. The details of filling and flood mitigation will be discussed with Townsville City Council and determined at the development application stage.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
52	<p>With respect to stormwater and flooding within the proposed structure plan, the plan identifies one node indicating stormwater management which appears to be located on the local flow path that drains northward through the site. The existing contours of the site indicate that there are also local flow paths that drain in an eastward direction under Abbot Street towards Ross River. Council requests clarification as to whether there will be areas set aside for stormwater management associated with these identified flow paths.</p>	<p>A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding in the Ross River, and development limits and constraints have been set on the basis of this study.</p> <p>A number of flood mitigation strategies are being considered. The primary strategy will be to avoid primary areas of flooding while filling other low-lying areas in a way that achieves flood immunity for development without resulting in adverse impacts off site. The details of flood mitigation will be discussed with Townsville City Council and determined at the development application stage.</p>	N
53	<p>Council wishes to advise the ULDA that results of the Townsville Flood Hazard Assessment Study indicate that there is some inundation of eastern portions of the site as a result of back flow from Ross River. Any filling within this area of the site would remove floodplain storage, which would need to be offset by flood mitigation works. The Development scheme suggests that flood mitigation works are incorporated as part of the Residential Zone. Therefore it is not clear whether appropriate flood mitigation is accommodated within the structure plan.</p>	<p>A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding in the Ross River, and development limits and constraints have been set on the basis of this study. The study shows that development of the UDA can occur without having adverse impacts on flooding in the Ross River.</p> <p>A number of flood mitigation strategies are being considered. The primary strategy will be to avoid primary areas of flooding while filling other low-lying areas in a way that achieves flood immunity for development without resulting in adverse impacts off site. The details of flood mitigation will be determined at the development application stage.</p>	N
54	<p>Council requests that the developer provide a copy of the Ross River Flood Study for review as it was not ready when the development scheme was publicly notified. Furthermore, the ULDA should confirm that Townsville City Council will be provided with a digital copy of the Ross River flood model as previously discussed with Council Officers. In addition, the development is also required to demonstrate how the hydrology and hydraulics will be achieved in accordance with Townsville City Council local requirements/guidelines/policies. Council notes that the ULDA should consider both the flooding and storm tide influences across the site when accommodating the drainage within the development.</p>	<p>A copy of the Hydrology report has been provided to Townsville City Council. This study considers both the flooding and storm tide influences across the site when accommodating the drainage within the development.</p>	N
55	<p>Council requests that the developer demonstrate how water sensitive urban design will be incorporated into the ULDA development in accordance with Townsville City Council local requirements/guidelines/policies that suit Townsville's Dry Tropics.</p>	<p>Section 2 Vision, p. 3, states</p> <p>The ULDA will manage environmental values by:</p> <p>Applying best practice water sensitive urban design</p> <p>This principle applies throughout the development of the UDA. Design will be sensitive to local climatic conditions.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
56	With respect to noise amenity, the proposed ULDA development should demonstrate how it is going to attenuate traffic noise and what architectural features will be included in the proposed dwellings to attenuate noise.	This is not a matter for the development scheme but will be determined at the development application stage. Development will occur in accordance with all relevant standards.	N
57	Council notes that the ULDA intent is to retain as many of the established trees on the subject site. Council would like to advise that the retention of Mahogany Fig trees adjacent to proposed structures may not be the best outcome as these trees are susceptible to falling over during wet and windy conditions due to having a shallow root system.	The development scheme indicates that significant vegetation will be retained where possible in open space, parks and street reserves. Detailed assessment of the health of existing trees will be done at the development application stage, to determine those trees worthy of retention.	N
58	With respect to the existing environment, Townsville City Council's Integrated Sustainability Services (ISS) recommends that an assessment of the environmental values be undertaken by a suitably qualified professional, as it is important to know what flora and fauna exists on site to inform the development of future environmental management plans for the area. ISS also recommends that a corridor be developed to ensure the retention of existing riparian vegetation is enhanced. The existing vegetation plays an important role in bank stabilisation and protection from the erosion forces of the river. The vegetation along the river is also a mapped habitat corridor that allows wildlife movement. ISS recommends that a natural area management plan be produced to manage and protect this corridor. ISS also notes that the sandbank and river bank are likely to contain protected marine plants under the Fisheries Act and may trigger a referral to DEEDI. Council will require controlled accesses to be provided to the riverbanks and riparian buffers to allow maintenance works.	An environmental report has been undertaken by a suitably qualified professional in relation to the preparation of the development scheme. The ULDA recognises the importance of the vegetation as a habitat and in bank stabilisation. Therefore Section 3.4.4 Environmental Zone intent, p.8 states that: 'The purpose of the Environmental Zone is to maintain or enhance the natural functions and habitats of the Ross River along the boundary of the UDA.'	N
59	The site immediately discharges into the Ross River which means the development has the potential to significantly impact on the receiving waters during bulk earthworks and prior to stabilisation of the disturbed soil. Therefore, ISS recommend that a soil erosion and sediment control plan be developed by a suitably qualified professional and be implemented on site at the time of construction.	A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding in the Ross River, and development limits and constraints have been set on the basis of this study. A soil erosion and sediment control plan is required to support a development application, where these issues will be addressed.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
60	<p>With respect to Potential Acid Sulphate soils, ISS recommends that an acid sulphate soils investigation be preformed over the entire site. This investigation will identify any areas of potential or actual acid sulphate soils which may influence the layout of the development and will also inform a management plan to be developed if any treatment is required. Any fill proposed for the site should be screened and treated for acidic, sodic or dispersive soil types.</p>	<p>An ASS report has been undertaken in relation to the preparation of the development scheme. This report has been made available to Council. An ASS management plan is required to support a development application, where this issue will be addressed.</p>	N
61	<p>The increased development of the subject site will affect the quantity and quality of stormwater that will enter the Ross River. ISS recommends that a conceptual stormwater management plan be developed by a suitably qualified professional at an early stage to inform the layout of the development. The conceptual stormwater management plan should ensure that adequate land is reserved for effective stormwater management in the planning stage.</p>	<p>A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding in the Ross River, and development limits and constraints have been set on the basis of this study.</p> <p>The Structure and Zoning Plan indicates an area for stormwater management reflecting the findings of the hydrology study. The detailed design of this area will be undertaken with a stormwater management plan, required to support a development application, where these issues will be addressed.</p>	N
62	<p>ISS recommends that natural drainage lines and wetlands across the site be retained and enhanced and water sensitive urban design techniques be implemented within the development.</p>	<p>Section 2 Vision, p. 3, states</p> <p>The ULDA will manage environmental values by:</p> <ul style="list-style-type: none"> • Applying best practice water sensitive urban design <p>This will be assessed and conditioned as part of resultant development applications.</p>	N
63	<p>Some native vegetation on the northern boundary has regrown to the extent that it is now mapped as 'high value regrowth' which has a conservation status of Of Concern and Least Concern under the VM Act 1999.</p> <p>Remnant vegetation has persisted along the estuary on in stream sandbanks and on river banks, most conspicuously fringing mangroves (regional ecosystem 11.1.4b). The mangroves have a conservation status of Least Concern, in part due to their protection under the Fisheries Act 1994. On land across the railway on the eastern boundary <i>Avicennia marina</i> and/or <i>Ceriops tagal</i> in estuarine wetlands survives (regional ecosystem 11.1.2a Least Concern) along with <i>Ophiuros exaltatus</i>, <i>Dichanthium</i> spp. grassland on alluvial plants (regional ecosystem 11.3.31 Least concern)</p>	<p>The Structure and Zoning Plan indicates land along the western and northern boundaries of the UDA as environmental and open space zones, wherein significant vegetation is contained.</p> <p>Any development, including operational works in these zones will be carried out in accordance with the <i>Vegetation Management Act 1999</i>.</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes / N=no
64	<p>North-eastern part of land meets hydrological criteria as a wetland, consistent with section 14 of the <i>Coastal Protection and Management Act 1995</i>. As such, development of land must maintain water quality of any waters linked to the wetland to ensure water quality objectives listed under Schedule 1 of the <i>Environmental Protection (water) Policy 2009</i> are achieved. The existing water regime (surface and ground water) linked to the wetland must be maintained and managed to protect existing natural hydrological processes.</p>	<p>Noted. All development will be consistent with the intent of the State Coastal Plan - Queensland's Coastal Policy -2001 and in compliance with the <i>Coastal Management Protection Act 1995</i>.</p>	N
65	<p>AECOM report shows ASS is present on the site. The report shows a uniform sampling approach was undertaken it is recommended that further ASS investigations be undertaken using landforms (i.e. beach ridge, swamps) to guide sampling to best identify in situ ASS). The presence of actual ASS on the site warrants further investigation it is expected actual ASS may be present surrounding the aqua culture ponds and north south channel leading to these. In addition underground services such as electricity and service pipes should be positioned away from potential ASS and actual ASS. Disturbance of ASS for services such as underground car parks should also be avoided. The disturbance of ASS should be avoided wherever possible. Any negative environmental impact which occurs as a result of a development activity disturbing ASS and which does not comply with SPP2/02 breaches the duty of care requirements as defined in the <i>Environmental Protection Act 1994</i>.</p>	<p>An ASS report has been undertaken in relation to the preparation of the development scheme. An ASS management plan is required to support a development application, where this issue will be addressed.</p> <p>The ASSMP will respond to these issues.</p>	N
66	<p>In addition, further information outlining the amount and source of fill is required to further assess potential adverse impacts.</p>	<p>A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding in the Ross River, and development limits and constraints have been set on the basis of this study. A fill level has been set in this regard.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
67	<p>The proposed structure and zoning plan in the Oonoonba UDA appears to contain inconsistencies with the Coastal Protection and Management Act 1995 and in particular the proposed plan may conflict with coastal policies from the State Coastal Plan - Queensland's Coastal Policy 2001. The proposed plan may conflict with Policy 2.12, 2.2.2 and 2.8.2 pertaining to the following.</p> <ul style="list-style-type: none"> • retention of the Ross River bank and sand banks in the UDA • open Space appears to overlay erosion prone area. • club building as a permanent structure is not consistent with the policy • construction of permanent ped/cycle network along Ross River <p>Retention of tidal area and wetland in NE would be preferred option.</p>	<p>The precise boundary of each zone shown on the Structure and Zoning Plan will be finalised as development proceeds.</p> <p>The Structure and Zoning Plan indicates land along the western and northern boundaries of the UDA as environmental and open space zones. The Ross River bank and sand bank will be retained in these zones.</p> <p>If required riverbank stabilisation will be undertaken with any proposed works within the Open Space zone. It is highly unlikely that club buildings (pg 10, 3-3-3 proposed DS) will be sited within the open space zone. Rather that these buildings will be sited within an Indicative Park as shown on the Structure and Zoning Plan.</p> <p>All developments will be consistent with the intent of the State Coastal Plan - Queensland's Coastal Policy -2001 and in compliance with the <i>Coastal Management Protection Act 1995</i>.</p> <p>Retention of the constructed dams in the north east of the UDA is unlikely to be a possible option.</p>	N
68	<p>Site is listed on the EMR and there is a concern that with 60 years of operation of a cattle dip (involving arsenic and DDT), there is a high possibility of land contamination and other hazards such as carcass disposal, UXO, chemical storage, wast burial, etc associated with the site.</p> <p>The site is listed on the departments Environmental Management Register. The site must be removed from the DERM EMR before the land can be used for residential purposes.</p>	<p>Agreed.</p> <p>A detailed site investigation has been undertaken in order to identify areas of potential contamination and hazards. Development cannot occur until the site is removed from the DERM EMR and contaminated land registers. This is reflected in the Levels of Assessment Tables in the development scheme.</p>	N
69	<p>Information should be provided to demonstrate that the extent of filling and excavation is minimised and does not adversely affect flooding upstream, downstream or on adjoining land. Engineering design for stormwater management must be consistent with the QLD Urban Drainage Manual which addresses flood conveyance and public safety and the draft SPP Healthy Waterways which addresses stormwater quality.</p>	<p>A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding in the Ross River, and development limits and constraints have been set on the basis of this study.</p> <p>Details of engineering design will be determined at the development application stage. All relevant standards and guidelines including the QLD Urban Drainage Manual apply at the development stage.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
RESIDENTIAL AND MIXED USE ZONE			
70	Request only single storey dwellings are constructed next to existing residences to the south of the UDA to ensure privacy.	The development scheme references the ULDA's Residential 30 Guideline. Most of the UDA, including the area adjoining Fairfield Waters, will be developed in accordance with this guideline. The guideline provides for development, including small lots to achieve 30 dwellings per hectare, and dwellings to be built up to 3 storeys in height. The Townsville City Council's maximum building height in a low density residential area is 2 storeys. It is therefore considered appropriate to limit development immediately adjoining Fairfield Waters to 2 storeys.	Y See amendment 5
71	Request a green buffer behind Fairfield Waters.	The concept plan presented with the Structure Plan showed a possible street between Fairfield Waters and the south-western portion of the Oonoonba UDA. A street is one acceptable option for relating to the adjoining properties at the southern boundary of the UDA, as it puts a public, usable, and safe space between residential uses. Another acceptable option is a residential interface, as this is a compatible use to what is already there. The land has been planned for residential development should the current use of the site cease.	N
72	A nature strip of not least than 100 meters to separate dwellings (or other buildings) to be constructed on the UDA and the established houses at Northshore Circuit, Riverwood Drive and Viewpoint Terrace. The nature strip is to include the retention of significant existing trees and the planting of buffer vegetation. The design of the nature strip is to maintain the current rural setting and be parallel with the environmental strategy at Fairfield Waters.	A major green space or park in this location is not considered to be appropriate. Within the UDA parks are to be evenly distributed, well-connected and accessible creating a useable open space network within easy walking and cycling distance of every residence. It is considered that a residential interface is an appropriate solution as it is a compatible with existing uses. The development scheme requires the preservation of existing rain, fig and other feature trees, where possible, in parks, streets and other open spaces.	N
73	Running alongside Fairfield Waters homes is a natural watercourse, it seems that housing and roads are to be built on this watercourse and that will impact on Fairfield Waters, where is the water to go?	A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding and development limits and constraints have been set on the basis of this study. The study accounts for filling of land to the south of the UDA to ensure there are no adverse impacts on adjoining owners. The details of filling and flood mitigation will be determined at the development application stage.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
74	A parkway was promised originally but this has been reduced in size.	<p>There has been no reduction in the size of parks between the structure plan and the development scheme.</p> <p>An administrative error led to the river side park in the south-west of the UDA being left off the Structure and Zoning Plan contained within the development scheme. This has been added in the submitted scheme.</p>	<p>Y</p> <p>See amendment 1</p>
75	Section 2.2 TCC seeks clarification with respect to the encouragement of combined commercial / residential developments/ Council has reservations that the encouragement of commercial businesses within residential areas may lead to future conflicts unless these uses are low impact and compatible with the surrounding residential uses. Council requests that commercial uses generally be restricted to the Mixed Use Zone.	Commercial businesses within residential areas are intended to be low impact and compatible with residential uses. Non-residential uses within the Residential zone will require a development permit, unless they are developed as a Home Business within the parameters defined in the development scheme.	N
76	Section 2.2 Council does not support the mixing of residential uses with particularly service industry uses (as defined in Schedule 2) as this may cause detriment to the amenity of the surrounding residential uses.	Service industry uses will generally only be supported within the Mixed Use Zone, unless they are developed as a Home Business within Residential Zone, and subject to the related parameters defined in the development scheme.	N
77	Council has concerns that developing residential up to 5 storeys may possibly reduce the opportunities for residents to view Castle Hill as well as reducing opportunities for breezes, particularly for those dwellings that are located in close proximity to the medium density residential area.	Development in the UDA will be done ostensibly in accordance with the ULDA Residential 30 Guideline. This guideline recommends a modified grid pattern, with a minimum of culs-de-sac, to encourage open ended streets which terminate in a landmark such as Castle Hill. The major streets shown in the Structure and Zoning Plan establish the basis of a grid with the central street orientated towards Castle Hill. In applying the provisions of the Residential 30 Guideline, this view along with other major views out of the site, will be opened up with respect to this major view.	N
78	The residential zone allows for multiple residential. To ensure that multiple dwelling type uses are not the dominant form of residential living, Council would like to see particular areas of the subject site being favoured for multiple dwellings while other areas are identified for the establishment of conventional detached dwellings.	Development in the UDA will be done ostensibly in accordance with the ULDA Residential 30 Guideline, to deliver diversity in new neighbourhood development. The Residential 30 Guideline recommends that small scale multiple residential development is mixed with lots for detached housing. Residential development up to 5 storeys in height is proposed in key locations, in the Mixed Use Zone and in the Residential Zone adjoining the Ross River to the north of the UDA. This is to provide for opportunities for this form of development to occur, which is subject to market conditions, prevailing at the time these locations are to be developed.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
79	Within the intent of the Residential zone it is noted that it includes land that will be required for flood and stormwater management. To ensure that future development does not occur within these identified areas, Council recommends that these land parcels be included within either the Open Space zone or the Environmental Zone.	<p>A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding in the Ross River, and development limits and constraints have been set on the basis of this study.</p> <p>The Structure and Zoning Plan indicates an area for stormwater management reflecting the findings of the hydrology study. The detailed design of this area will be undertaken with a stormwater management plan, required to support a development application, where these issues will be addressed. The precise location of the environmental and open space zones will be determined as development proceeds.</p>	N
80	Within the mixed use zone council has concerns regarding 'small lot mixed uses are appropriate throughout the zone'. Council's concerns relate to car parking, the commercial element of the application. No information has been provided regarding commercial GFA, Council's concerns relate to the existing centres hierarchy. Prior to development, Council requests that the ULDA review both the existing centres hierarchy and the Centres hierarchy review before determining the GFA associated with commercial development is finalised.	<p>Noted. The precise extent of community, commercial and retail floor areas will be determined as development proceeds. As a development authority, the ULDA has a responsibility to provide for appropriate levels of community, commercial and retail space within UDA's to meet local market needs and community expectations.</p> <p>ULDA will consider both the existing centres hierarchy and the Centres hierarchy review before determining the GFA associated with commercial, retail and community development within the UDA.</p>	N
81	An indicative stormwater management zone is also indicated on the proposed Zoning Plan, however little detail has been provided. ISS would not support the use of constructed / ornamental lakes as stormwater treatment due to costs and the difficult in maintaining good water quality.	There are no plans for the use of constructed / ornamental lakes for the treatment of stormwater in the UDA.	N
82	Despite land modification indicative mapping shows a depression or swale in the NE part of the land as a wetland consistent with section 14 of the Coastal Protection and Management Act 1995. Development of the land must maintain the water quality of any waters linked to the wetland to ensure the water quality objectives listed under schedule 1 of the Environmental Protection (Water) Policy 2009 are achieved. The existing water regime (including surface and groundwater) linked to the wetland must be maintained and manage to protect existing natural hydrological processes.	<p>All development will be consistent with the intent of the State Coastal Plan - Queensland's Coastal Policy -2001 and in compliance with the <i>Coastal Management Protection Act 1995</i>.</p> <p>Retention of the constructed dams in the north east of the UDA is unlikely to be a possible option.</p>	N
83	Consideration be given to the business mix to ensure that communities have access to healthy, safe and affordable food, especially if access to shops for some residents is only via public transport or walking.	<p>Agreed</p> <p>This is not a matter for the development scheme but will be considered at the development application stage.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
84	What is the intended infrastructure for the flood and stormwater management? Concern would be raised if it was intended that this be a permanent water pond, with potential to stagnate and breed mosquitoes. Further information on this infrastructure would be needed to make detailed comments.	There are no plans for the use of constructed / ornamental ponds/lakes for the treatment of stormwater in the UDA.	N
85	Add development within this zone should provide adequate provision of cycle infrastructure and end of trip facilities. AUSTRoads Guide to Road Design - Part 6A: Pedestrian and Cyclist Paths (2009) and AUSTRoads Guide to Traffic Management- Part 11: Parking (2008).	Noted. These issues are addressed in relation to Section 3.3.3 Street Design and Parking of the development scheme. The provisions of the Residential 30 Guideline and other guidelines/standards including Austroads will be used in the detailed design of operational works to be undertaken within the UDA.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
OPEN SPACE ZONE			
86	Council wishes to advise that if any buildings or structures proposed for the Opens Space and Environmental zone will become future Council assets, as such they will be required to comply with Council's development specifications and/or requirements. Before the ULDA develops the proposed open space areas, it is recommended that you liaise with reps from Council's Integrated Sustainability Services and Park Services.	The development of buildings or structures in the open space and environmental zone will be in accordance with the ULDA's Residential 30 Guideline. It is considered that the treatment of open space in accordance with this guideline is consistent with Council's standards. Ongoing liaison with Council will continue as the development proceeds.	N
87	It is noted that the northern riverbank is steep and would be easily undercut if the channel were to migrate, appropriate advice from a suitably qualified professional should be sought to identify and reduce the risk of bank erosion. Furthermore, moderate to severe riverbank erosion is currently being experienced along many parts of the riverbank that adjoins with the development site. Therefore there is a high likelihood that future riverbank stabilisation works may be required along much of the river bank. Such works have the potential to alter river flow patterns and redistribute flow energy.	A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding in the Ross River, and development limits and constraints have been set on the basis of this study. In general, development is proposed to be setback with appropriate buffers to the river contained within the Open Space zone as shown on the Structure and Zoning Plan, so as to reduce risk of bank erosion. If required riverbank stabilisation will be undertaken with any proposed works within the Open Space zone. All developments will be consistent with the intent of the State Coastal Plan - Queensland's Coastal Policy - 2001 and in compliance with the <i>Coastal Management Protection Act 1995</i> .	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
ENVIRONMENTAL ZONE			
88	<p>The Background Report to inform the Stage Agency Review (attachment C) contained the following information on page 6, "The mangroves to the north of this area need to be protected but it is not out of the question to change the cross section of the plain by moving soil from the western extremity toward the escarpment to create a more gradual (and safer) slope towards the river which would also give an opportunity to seed large trees to create a park on the river's edge and potentially additional developable area. Future hydrology testing will determine the feasibility of this proposal". ISS would not support modification of the sandbank as it may impact on; the hydrology of the river, adjacent properties; and the existing environmental values of the area.</p>	<p>Detailed hydrology testing has been undertaken, as part of the preparation of the development scheme. It is not intended to modify the sandbank, except in accordance with the outcomes of investigations into the maintenance or enhancement of the banks of the Ross River particularly the western sand bank. These investigations will include consultation with all relevant stakeholders including Council and other state agencies. See Section 5 – Implementation Strategy of development scheme</p> <p>The ULDA recognises the importance of the vegetation as a habitat and in bank stabilisation. Therefore Section 3.4.4 Environmental Zone intent, p.8 states that:</p> <p>'The purpose of the Environmental Zone is to maintain or enhance the natural functions and habitats of the Ross River along the boundary of the UDA.'</p>	N
89	<p>ISS does not support the development/construction of proposed boardwalks/paths on the sandbank. This area is prone to changes due to river migration, sediment accumulation and its role as a flood plain for the Ross River, particularly during the wet season. Any infrastructure proposed for the sand bank area may disturb the natural river processes which could create costly maintenance issues. ISS recommends alternatives to boardwalks including the development of interpretive viewing platforms located above the high bank, which will allow visitors to learn about the important environmental function of the sandbank without disturbing it. In addition, ISS also recommends that appropriate barriers be erected to restrict vehicle access to the sandbank.</p>	<p>Agreed. These are details which will be the subject to resolution in subsequent development applications. The suggestions listed are considered consistent with the intent of the Environmental and Open Space Zones as indicated in the Structure and Zoning Plan.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
90	<p>ISS supports the ULDA commitment to maintain and enhance the marine habitat within the bed and bank of the Ross River. However little detail is provided on what this will involve at this stage. The area is mapped as a regional ecosystem and ISS recommends that the sandbank and riverbank be included in any flora and fauna survey to identify the values of the site as it may include mollusc, amphibian and bird foraging and nesting habitat. ISS recommends the development and implementation of a natural areas management plan to ensure that the development;</p> <ul style="list-style-type: none"> • Protects and enhances important habitats; • Ensures habitat connectivity and maintains corridors; • Identifies revegetation needs and best practice methodology; • Identifies and proposes methods to control introduced flora and fauna; and • Outlines how damage to the natural area is minimised during all stages of development. 	<p>The ULDA acknowledges that there is little detail in relation to the maintenance and enhancement of the marine habitat within the bed and bank of the Ross River at this stage.</p> <p>The ULDA is committed to investigating the possible options in relation to this issue as detailed in the Implementation Strategy, p. 14</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
SPECIAL PURPOSE ZONE			
91	If land presently identified as Special Purpose Zone is to be used for residential purposes should the Abbott Street deviation not eventuate Council requests that all requirements as per the Residential Zone intent would be applicable to this land are as well.	Agreed. Section 3.4.5 Special Purpose Zone Intent, p.10 states 'However, if it should be determined the land is not required for transport purposes it is intended that it be used for residential purposes consistent with the Residential Zone.'	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
INFRASTRUCTURE PLAN			
92	The number of lots must be reduced to ensure that infrastructure is not overloaded.	Infrastructure studies undertaken in relation to the development scheme preparation, in addition to discussions with Townsville City Council have determined there is enough infrastructure capacity to service the proposed development.	N
93	Parks - include consideration for all ability groups.	The development scheme references the ULDA's Residential 30 Guideline. Parks in the UDA will be developed in accordance with this guideline, which includes consideration for all ability groups.	N
94	Walking and cycling tracks - include Bike racks, wide path, end of trip facilities, way finding signs with indigenous historical icons and artworks featured.	The development scheme references the ULDA's Residential 30 Guideline. Walking and cycling tracks will be provided in accordance with this guideline. In addition, the development scheme refers to the need to respect indigenous culture, which may be reflected in artworks within the development.	N
95	Insert following para after dot point of para 2 "Fencing or other effective barriers will be provided as required along the rail corridor boundary to prevent unauthorised access onto the rail corridor and to ensure safety of residents"	A detailed acoustic study was undertaken in relation to the preparation of the development scheme. This study considers amelioration requirements for noise sensitive uses in accordance with relevant standards. The findings of this study will be used at the DA stage.	N
96	Reword last sentence to say "State controlled roads and intersections shall be upgraded with agreements from DTMR.	Noted. The Infrastructure Plan addresses this issue.	N
97	Fourth para should be amended to say State infrastructure funding additional to existing agency allocations will be sought..."	Noted. The Infrastructure Plan addresses this issue.	N
98	Under provision of Infrastructure notes statement re determining in consultation with TMR. Recommended that a sentence be added to recognise other funding sources e.g. 'As part of implementing this DS, the ULDA under section 97 (2) of the Urban Land Development Authority Act 2007, will also work with TCC, infrastructure providers agencies and State agencies regarding an infrastructure charging schedule'	Noted. The Infrastructure Plan addresses this issue.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
COMMUNITY CONSULTATION			
99	<p>Inconsistent advice given at community consultation days, regarding buffer, fencing and dwelling height.</p>	<p>The concept plan presented in conjunction with community consultation on the Structure Plan showed a possible street between Fairfield Waters and the south-western portion of the Oonoonba UDA. A street is one acceptable option for relating to the adjoining properties at the southern boundary of the UDA, as it puts a public, usable, and safe space between residential uses.</p> <p>Further consideration of submissions received in relation to the Structure Plan resulted in a change to the concept plan which was re-presented in conjunction with community consultation on the development scheme. The later concept plan showed residential lots adjoining properties in Fairfield Waters. The details of this interface will, however, be determined at the development application stage.</p> <p>The ULDA has always stated that the details regarding fencing would be determined at the development application stage.</p> <p>The Interim Land Use Plan in force at declaration of the UDA, made provision for buildings heights up to 3 storeys in the area adjoining the southern boundary of the UDA. This is consistent with the development scheme.</p> <p>The Townsville City Council's maximum building height in a low density residential areas is 2 storeys. It is therefore considered appropriate to limit development immediately adjoining Fairfield Waters to 2 storeys.</p>	<p>Y</p> <p>See amendment 5</p>

100	Why do we have to fill in additional forms?	<p>The planning process to date has provided the community with two chances to provide feedback on the plans for the UDA:</p> <ol style="list-style-type: none"> 1. feedback on the draft structure plan 2. formal submissions on the development scheme as part of the public notification process as set by the <i>Urban Land Development Authority Act 2007</i>. <p>In addition public notice is required for all development applications lodged under the under the Oonoonba Interim Land Use Plan. This allows for the community to provide feedback on the details of the proposed development including issues of height and privacy. The ULDA has committed to forwarding development assessment issues raised as part of submissions on the development scheme to the ULDA development assessment team for their consideration.</p>	N
101	Lack of response in regards to feedback given on the structure plan.	<p>Community members who registered for updates on the Oonoonba urban development area and/or provided feedback on the draft structure plan (including their contact details) were written to on the 27th August 2010.</p> <p>In this correspondence the community were informed that the proposed development scheme was on notification and sent a newsletter which outlined key aspects of the feedback on the draft structure plan and the ULDA's response.</p> <p>In addition the newsletter was sent to 445 houses/units including the properties and suburb immediately adjoining the site to the south.</p>	N
102	Residents are concerned that the ULDA is not taking their issues seriously.	<p>The ULDA considers all relevant feedback..</p> <p>The <i>Urban Land Development Authority Act 2007</i> provides the regulatory framework that the ULDA must use in engaging with the community. In the case of Oonoonba the ULDA had gone beyond the requirements of the Act, through its consultation on the Structure Plan</p>	N
103	There is a litany of broken promises from the ULDA.	Disagree.	N
104	<p>Department of Health</p> <p>Community consultation undertaken in planning for housing to develop a sense of ownership of the plans and identification of needs and concerns.</p>	<p>Noted. This is not an issue to be addressed in the development scheme, rather through the development process. It is the ULDA's experience that any housing to be developed in a UDA of this type (development typically up to 30 dwellings per hectare in accordance with the ULDA's Residential 30 Guideline) will be consistent with the community's needs and expectations.</p>	N

105	<p>Adopt a participative planning approach that involves engagement with population groups and stakeholders for all elements and at all stages of the UDA to ensure all of the health determinants are considered. Key stakeholders may vary at different stages but will include - access design consultant, relevant government and non government departments - families, seniors, people with disabilities, Aboriginal and Torres Strait Islander peoples, Culturally and Linguistically Diverse population groups.</p>	<p>Agreed. The ULDA is committed to engaging will all stakeholders, and has done so in preparing the development scheme.</p>	<p>N</p>
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Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
MISCELLANEOUS			
106	Was told the DPI site has always been zoned residential this is not true. We paid \$40,000 extra on our lot for a rural block.	Since 2005 the site has been identified in Map 3.1 of the Townsville City Plan 2005 as proposed urban residential.	N

Issue #	Issue/Comment	Response	Amendment Y-yes / N-no
DEVELOPMENT ASSESSMENT ISSUES			
107	Will there be a fence paid for by the developer?	<p>This is not an issue to be addressed in the development scheme, rather through the development process.</p> <p>This issue will be forwarded to the ULDA development assessment team for their consideration.</p>	N
108	Request only single dwellings are constructed next to existing residences to the south of the UDA to ensure privacy.	<p>The Townsville City Council's maximum building height in a low density residential area is 2 storeys. It is therefore considered appropriate to limit development immediately adjoining Fairfield Waters to 2 storeys.</p> <p>Privacy can also be addressed in detail at the development application stage. This issue will be forwarded to the ULDA development assessment team for their consideration.</p>	Y See amendment 5
109	Request a 100m nature strip buffer from any buildings in the Fairfield Waters site should include the retention of significant existing trees and the planting of buffer vegetation. The design of the nature strip is to maintain the current rural setting and be parallel with the environmental strategy at Fairfield Waters.	<p>A major green space or park in this location is not considered to be appropriate. Within the UDA parks are to be evenly distributed, well-connected and accessible creating a useable open space network within easy walking and cycling distance of every residence.</p> <p>It is considered that a residential interface is an appropriate solution as it is a compatible with existing uses.</p> <p>The development scheme requires the preservation of existing rain, fig and other feature trees, where possible, in parks, streets and other open spaces.</p> <p>This issue will be forwarded to the ULDA development assessment team for their consideration.</p>	N
110	Buildings on the border should be constructed in accordance with the building covenants at Fairfield Waters.	<p>As the development authority, the ULDA has a responsibility to provide for good quality housing consistent with local market needs and community expectations.</p> <p>This issue will be forwarded to the ULDA development assessment team for their consideration.</p>	N
111	There should be no multiple storey buildings on the border and density should be in accordance with Fairfield Waters.	<p>The Townsville City Council's maximum building height in a low density residential area is 2 storeys. It is therefore considered appropriate to limit development immediately adjoining Fairfield Waters to 2 storeys.</p>	Y See amendment 5

112	Trucks and other construction vehicles must be prevented from using River Boulevard and Northshore Circuit during construction phase.	<p>This is not an issue to be addressed in the development scheme, rather through the development process.</p> <p>This issue will be forwarded to the ULDA development assessment team for their consideration.</p>	N
113	Concerned that construction on the existing waterway does lead to the flooding of existing homes.	<p>A detailed flood and stormwater management study has been undertaken. The hydrology study considered the effects on flooding and development limits and constraints have been set on the basis of this study. The study shows development of the site will have no adverse impact on flooding in the Ross River and accounts for filling of land to the south of the UDA to ensure there are no adverse impacts on adjoining owners.</p>	N

List of amendments

Amendment	Nature of amendment	Reason
2 STRATEGIC CONTEXT		
1	<p>p. 4, Map 2: Ooononba UDA structure and zoning plan</p> <p>Insert indicative park symbol in the south-west corner of the site to demonstrate the riverside park described on page 3.</p>	<p>In response to issue 74</p> <p>This was an administrative error; the park was omitted from the map in the proposed development scheme.</p>
3 LAND USE PLAN		
2	<p>p. 8, Section 3.3.3 Street design and parking, column3</p> <p>Replace</p> <p>'minimum of 50% of car parking spaces provided on site, the balance of car parking spaces may be provided in close proximity to the site where appropriate'</p> <p>With</p> <p>'up to 50% of car parking spaces may be provided off site, where in close proximity to the site and in accordance with a parking management plan.'</p>	<p>In response to issue 38</p> <p>To allow applicants flexibility in demonstrating appropriate off-site parking.</p>
3	<p>p. 8, Section 3.3.3 Street design and parking, column3</p> <p>Replace</p> <p>'Car parking is provided for Multiple Residential at a rate of 1 space per dwelling unit.'</p> <p>With</p> <p>'Car parking is provided for Multiple residential as follows:</p> <ul style="list-style-type: none"> • at a rate of 1 space per dwelling unit • 1 space for every 4 dwellings for visitor parking • 1 space for car washing. 	<p>In response to issue 40</p> <p>Provision of visitor car parking spaces and wash bay areas was not included in the proposed development scheme.</p>
4	<p>p.9, Map 2: Ooononba UDA structure and zoning plan</p> <p>Insert indicative park symbol in the south-west corner of the site to demonstrate the riverside park described on page 3.</p>	<p>In response to issue 74</p> <p>This was an administrative error; the park was omitted from the map in the proposed development scheme.</p>
5	<p>p.10, Section 3.4.1 Residential Zone Intent, para 3</p> <p>Insert</p> <p>'... however on lots immediately adjoining Fairfield Waters the height of buildings is limited to 2 storeys.'</p>	<p>In response to issues 22, 25, 70, 99, 108, 111</p> <p>Townsville City Council's maximum building height in a low density residential area is 2 storeys. It is therefore considered appropriate to limit development immediately adjoining Fairfield Waters to 2 storeys.</p>

Amendment	Nature of amendment	Reason
4 SCHEDULES		
6	<p>p.18, Schedule 2: Definitions Use Definitions House</p> <p>Replace</p> <p>'Means the use of premises for residential purposes where on its own lot and used as one self contained dwelling. The term includes a secondary dwelling unit of not more than 60m2 in floor area.'</p> <p>With</p> <p>'Means the use of premises for residential purposes where freestanding on its own lot use as a self contained dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling</p>	<p>Amendment of the definition of house required for consistency in defining secondary dwellings across UDA's.</p>
7	<p>p.21, Schedule 2: Definitions Administrative Definitions Secondary dwelling</p> <p>Add</p> <p>Secondary dwelling</p> <p>Means a self-contained dwelling where used in conjunction with a house on the same lot and where subordinate to a primary dwelling. A secondary dwelling may be constructed under a primary dwelling, be attached to a primary dwelling or be free standing.</p>	<p>Addition of Secondary dwelling as an administrative definition pursuant to amendment of the definition of house for consistency in defining secondary dwellings across UDA's.</p>