



**Queensland
Government**

**Toolooa transitioned UDA
development scheme**

**MEDQ
Submissions
Report**

Under the Economic Development Act 2012

March 2013

Contents

1. Introduction.....	2
2. Overview of submissions.....	2
3. List of all proposed amendments to the Development Scheme	3
4. Summary of submissions and responses from affected land owners.....	3

1. Introduction

The public notification and submission period for the Toolooa Transitioned Urban Development Area (UDA) Proposed Development Scheme was undertaken from 29 June to 13 August 2012.

On 1 February 2013 the Urban Land Development Authority Act 2007 (ULDA Act) was repealed and replaced with the Economic Development Act 2012 (ED Act). Under the ED Act, the ULDA has been replaced with the Minister for Economic Development Queensland (MEDQ). Existing UDAs have been transitioned under the ED Act and rights that existed under the ULDA Act have continued under the ED Act. Anything done or in existence in relation to a proposed development scheme under the repealed ULDA Act for a transitioned UDA is taken to have been done or in existence under the ED Act. Any reference to the term UDA in this document is taken to mean transitioned UDA

Following the end of the public notification, submissions received were considered and the proposed Development Scheme was amended as considered appropriate in response to issues raised. A Submissions Report was prepared which summarised the submissions received, the merits of those submissions and the extent to which the proposed Development Scheme was amended to reflect the submissions.

The Submitted Development Scheme and the Submissions Report were made available on the DSDIP website at www.dsdip.qld.gov.au and given to the MEDQ for his consideration. All parties who made a submission during the public notification period were notified of this on 11 February 2013. If submitters were an affected owner as described in the ED Act and were unhappy with how their issues had been addressed, they had 20 business days from the day they received the notice to write to the MEDQ in a second submission, to ask him to protect their interests.

The MEDQ has considered the issues raised in the second submission period (the submitter's period). The MEDQ has prepared this report summarising the issues raised, the merits of those submissions and the extent to which the submitted Development Scheme was amended.

2. Overview of submissions

A total of one submission was received during the second submission period, from Department of Transport and Main Roads.

3. List of all proposed amendments to the Development Scheme

Issue #	Section details	Nature of / reason for amendment
S1.0 Introduction		
1.	Section 1.3 Changes to the ULDA Act	Add additional sentence to the end of second paragraph to read: <i>“Any reference to the term UDA in this document is taken to mean transitioned UDA.”</i>
S4.0 Infrastructure Plan		
2.	Section 4.0 Infrastructure Plan	Under the 4.0 Infrastructure Plan, amend wording in the sixth paragraph to read: <i>“Road upgrades will be in accordance with traffic studies undertaken as development proceeds, based on the ultimate development. State controlled roads shall be upgraded in accordance with agreements with Department of Transport and Main Roads (DTMR)”</i>

4. Summary of submissions and responses from affected land owners

Areas of support

Issue #	Issue/comment
1.	Supportive in principle for EDQ’s promotion to deliver a diverse and affordable range of residential neighbourhoods, whilst also preserving the natural settings of the surrounding bushlands.

Areas of concern

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
1.	DTMR notes the Draft Fitzroy Principal Cycle Network Plan (PCNP) proposes cycle routes along the boundaries of the Toolooa UDA: Gladstone - Dalrymple Drive, Glenlyon Road, Philip Street and along the eastern section of Glen Edan Drive.	Noted. It is acknowledged this plan has not yet been approved or adopted. EDQ will engage with DTMR during the development assessment process.	N
2.	DTMR request future traffic impact studies be certified from a Registered Professional Engineer of Queensland (RPEQ).	Noted. This is a matter for consideration at the development assessment stage.	N
3.	DTMR note there is currently insufficient information to determine specifically how traffic impacts from development within the UDA, in particular on the State controlled road network and other technical queries will be mitigated. DTMR request that future development applications within the UDA undertake traffic impact studies based on the ultimate development.	As discussed with DTMR, the purpose of the Traffic Report is to identify what constraints exist and what upgrades would be required if full development of the site was realised. Detailed design and more refined traffic impact assessments will be undertaken as development occurs. EDQ will engage with DTMR on the detailed intersection design and detailed traffic analysis, during the development assessment process. Under the 4.0 Infrastructure Plan, amend wording in the sixth paragraph to read: <i>“Road upgrades will be in accordance with traffic studies undertaken as development proceeds, based on the ultimate development. State controlled roads shall be upgraded in accordance with agreements with DTMR”</i>	Y