

Executive summary

The Draft City Plan will replace the existing Townsville City Plan 2005 and the City of Thuringowa Planning Scheme 2003 and will be known as the Townsville City Plan 2014. The purpose of this report is to provide an overview of the formal submissions received on the Draft City Plan and how council has responded to the matters raised in the submissions.

The Draft City Plan and associated mapping was released for formal public consultation on Monday 2 September 2013. Public consultation on the Draft City Plan has been one of the largest community engagement processes in the city's history. The public notification period ended at 5pm on Monday 25 November 2013 after 60 business days of public consultation, well beyond the 30 business days required by legislation.

Over the three-month engagement process, the Draft City Plan website had over 10,000 page views. Council also undertook 29 community engagement activities with over 1,200 residents and community representatives participating in those activities. Activities have included, but are not limited to:

- 16 staffed information kiosks at all major shopping centres including: Fairfield Central Shopping Centre, Stockland Townsville Shopping Centre, Stockland North Shore Shopping Centre, Castletown Shopping Centre, Cotters Market and Willows Shopping Centre;
- 6 seminars with different industry associations and community groups; and
- 8 Meet the Planner Sessions at Bluewater, Oonoonba, Aitkenvale, North Ward, West End, Magnetic Island and Thuringowa Central.

For a submission to be accepted as properly made it had to be in writing, state specific grounds for the submission, include the submitter's name and address, and signature (if submitted in hard copy format), and be received within the formal statutory consultation period.

Following the successful completion of the public consultation period, council received 4,743 properly made submissions. All properly made submissions have been considered by council and each submitter will receive a detailed response as to how their matters have been considered in the finalisation of the Draft City Plan.

Overview of core matters

The most common topics that emerged from submissions included:

- support for development of the Upper Ross and the proposed Pinnacles development;
- against increased height in and around North Ward (in particular The Strand);
- opposition to the expansion of the Hervey Range Landfill;



- against Jensen being zoned Rural 40;
- against Medium density residential zoning on particular sites in Yarrawonga;
- against Rural zone at Mutarnee;
- discontent with the Bohle Industrial Estate odour;
- support for Mixed use zone at Arcadia Hotel, Magnetic Island;
- against proposed building height in Aitkenvale (including Rossiter Park);
- support for land being rezoned “Park Residential” (Rural residential zone) and not Rural zone;
- other individual submissions (i.e. support for a specific zoning, Character residential zone, site-specific and industry and consultant submissions, including submissions requesting inclusion in the urban footprint).

Council also received a number of submissions that supported the overall policy intent of the Draft City Plan. A number of submitters highlighted that the Draft City Plan recognised the locational characteristics of sites and included land in appropriate zones which provide clear policy direction for the future intent of the area. Submitters also commended council for ensuring that the Draft City Plan embodies a risk-tolerant approach, with a reduction in development made assessable and aiding efficiency of development assessment functions. Submissions received from industry associations also applauded council for the approach to the structure of the Draft City Plan and efforts to reduce red tape as this represents an improvement on the existing planning schemes. They also commended Council for its collaborative efforts of involving the state, industry and community in the task of developing the Draft City Plan.

Council has considered and responded to every single submission. 34% of the matters raised by the community in the submissions resulted in changes to the Draft City Plan. This reinforces that council considered the widespread consultation with key stakeholders and the wider community.



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1. Submissions overview

Council received 4,743 submissions on the Draft City Plan. Of these submissions raised by the community, 74% were classified as being pro forma submissions (meaning the same submission was copied and lodged and signed by more than one person), whilst 26% were classified as being non-pro forma submissions.

Pro forma submissions

The core matters raised from the pro forma submissions included:

- support for development of the Upper Ross and the proposed Pinnacles development;
- against increased height in and around North Ward (in particular The Strand);
- against Jensen being zoned Rural 40;
- against Rural zone at Mutarnee;
- discontent with the Bohle Industrial Estate odour; and
- support for Mixed use zone at Arcadia Hotel, Magnetic Island.

Figure 1 on the following page highlights that support for development of the Upper Ross and the proposed Pinnacles development accounted for around 70% of the pro forma submissions, whilst 21% of pro forma submissions related to concern regarding increased height in and around North Ward, in particular The Strand. The remainder of core matters raised accounted for 9% of the pro forma submissions.

It should be noted that, although there was a high percentage of pro forma submissions, council did receive over 100 phone calls from the public after the submission acknowledgement letters had been sent. In most cases the submitter did not recall what they had signed or that they had made a submission.

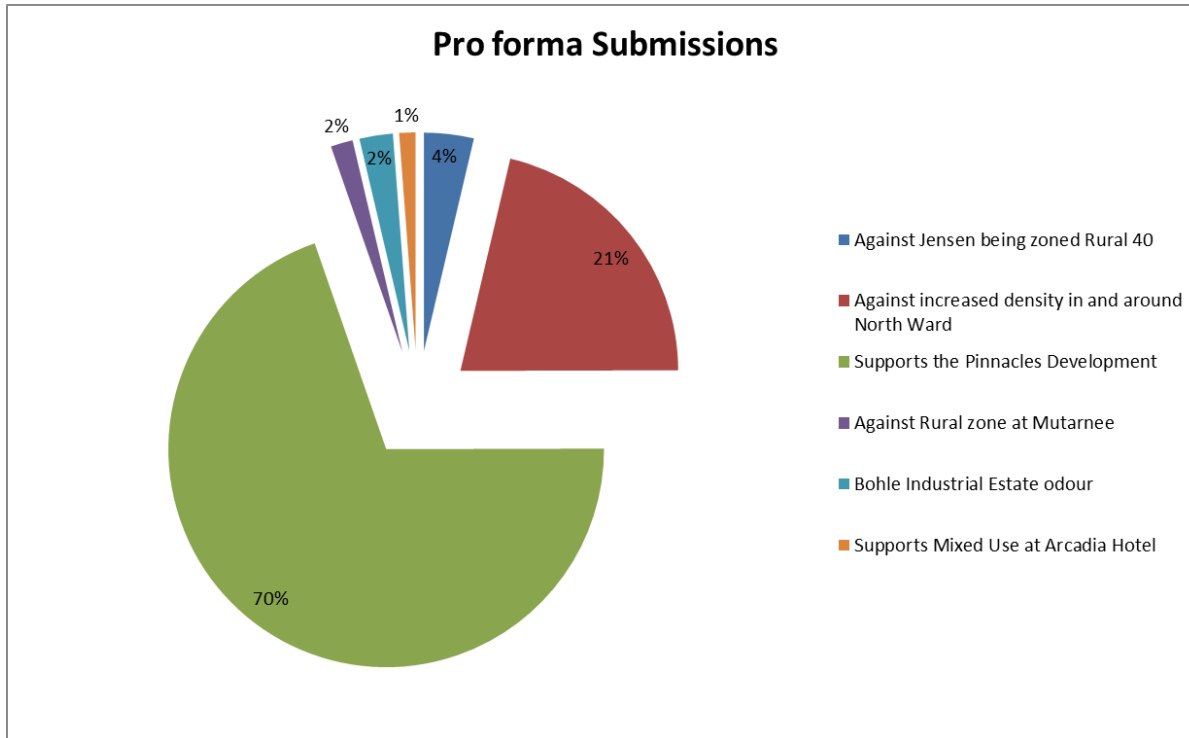


Figure 1 Pro forma submissions

Non-pro forma submissions

Of the submissions received on the Draft City Plan, 26% were identified as being non-pro forma submissions. The core matters raised in these submissions included:

- opposition to the expansion of the Hervey Range Landfill;
- against Jensen being zoned Rural 40;
- against Medium density residential zoning on particular sites in Yarrawonga;
- against increased height in and around North Ward (in particular The Strand);
- against proposed building height in Aitkenvale (including Rossiter Park);
- non-planning related matters;
- submissions relating to a specific site or zoning changes; and
- other submissions (consultant submissions, Character residential zone, etc.).



Figure 2 below highlights that 39% of the non-pro forma submissions are associated with submissions relating to the Hervey Range Landfill, whilst concern regarding increased height in and around North Ward accounted for 12% of non-pro forma submissions. Consultant submissions equated to 11% of non-pro forma submissions. ‘Other’ submissions, such as submissions associated with properties being included within the Character residential zone, support for the intent of the Draft City Plan, overlay changes, support for zoning changes and the like, made up 17% of non-pro forma submissions. The remainder of core matters raised accounted for 21% of the non-pro forma submissions (against Jensen being zoned Rural 40; against Medium density residential zoning on sites in Yarrowonga; against proposed building height in Aitkenvale including Rossiter Park; and not planning related).

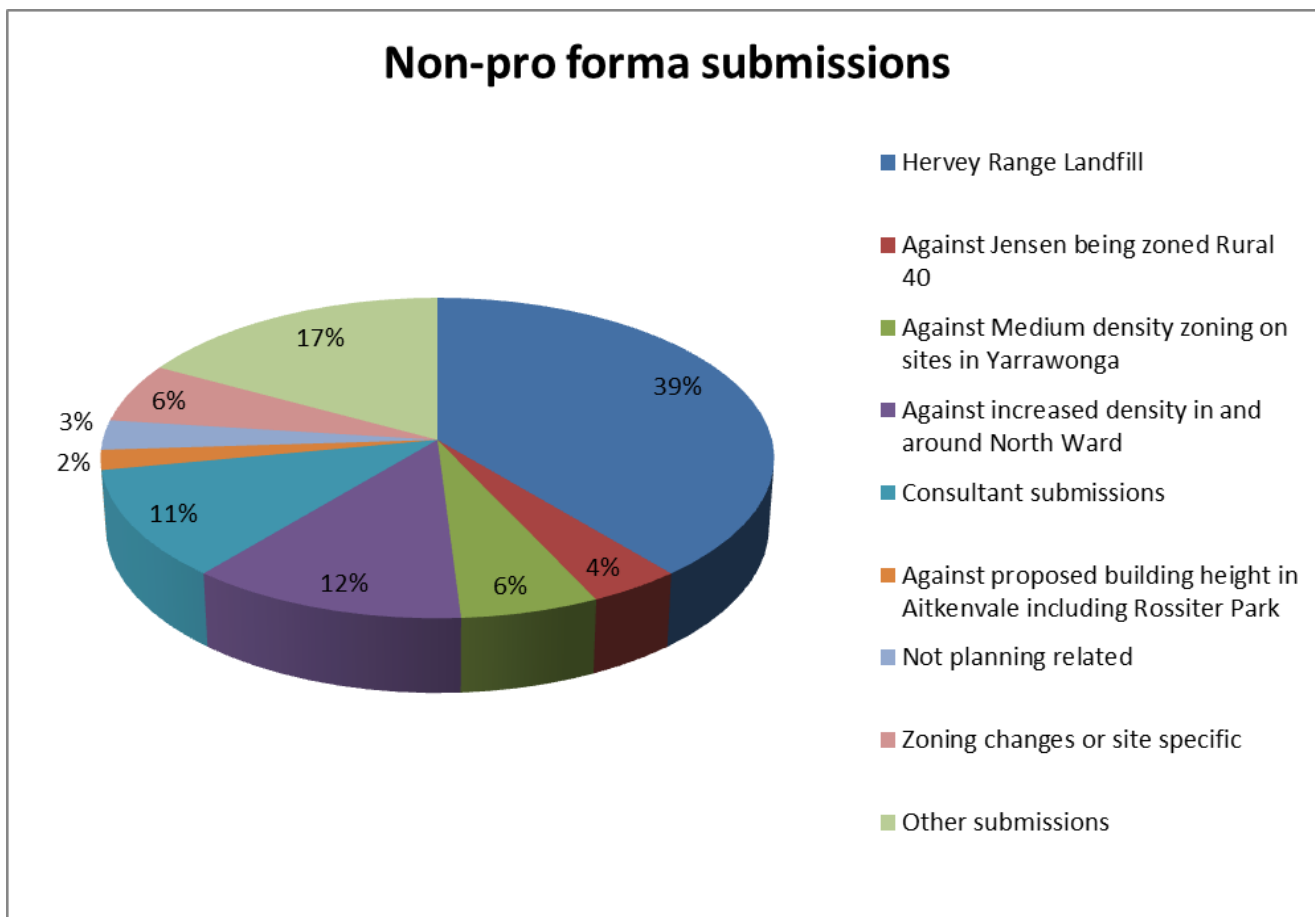


Figure 2 Non-pro forma submissions



2. Overview of submissions and council's responses

All properly made submissions have been considered by council and each submitter will receive a detailed response as to how their matter has been considered in the finalisation of the Draft City Plan.

2.1 Primary matters raised in submissions

The most common topics that emerged from submissions and a brief overview of council's responses are outlined below.

Support for development of the Upper Ross and the proposed Pinnacles development

Submitters requested that the Upper Ross corridor and the Pinnacles site be included within the 'urban area' designation in the Strategic framework and be included within the Emerging community zone. Submitters suggested that the proposed development would improve the economic and social outcomes for Townsville, by ensuring a balanced supply of housing across the city. It was also raised that the proposed Pinnacles development would bring much needed growth and investment to the Upper Ross area.

Response

Development of the Upper Ross corridor

The ongoing development of the Upper Ross is supported and the current zoned and approved urban areas in the Draft City Plan include the Upper Ross (Condon, Rasmussen and Kelso). There is significant urban growth potential in the Upper Ross, with over 25 years residential land supply being available in terms of existing zoned land. The current active development estates in the Upper Ross represent over 2,300 residential lots (approximately 9 years supply) and include:

- Highland Gardens (Rasmussen);
- Bluewattle Estate (Rasmussen);
- Brookstone (Condon);
- Dunlop Street (Kelso);
- Riverparks (Kelso);
- Riverlea (Condon);
- Baseline (Rasmussen); and
- Ross River Estate (Kelso).

The Laudham Park development is also underway in the suburb of Pinnacles.



Over and above the active development estates, there is still spare capacity for over 4,300 residential lots (approximately another 16 years supply) in the current zoned and approved urban areas in the Upper Ross.

The Draft City Plan encourages growth within current zoned and approved urban areas, as we have more than enough land already zoned within our urban footprint to house our growing community well into the future. The Draft City Plan will help to reduce the cost of living for the overall community into the future by promoting development in locations with good access to commercial and community services and existing infrastructure, rather than in areas beyond existing urban growth boundaries.

Inclusion of the Pinnacles in the urban area

Inclusion of the proposed Pinnacles development in the urban area of the Draft City Plan is not supported:

- The Pinnacles development site is remote from the Upper Ross suburbs of Condon, Rasmussen and Kelso and would actually draw development away from the Upper Ross.
- The Pinnacles development would result in a significant infrastructure cost on the wider community, which will increase rates.
- The Pinnacles development will not generate new economic development; it will reallocate such development from somewhere else in the city.
- Including the Pinnacles development site within the urban area would contradict the underlying policy intent of the Draft City Plan.

This approach is supported by a number of background studies which the Townsville City Council commissioned to inform the Draft City Plan. These studies have collectively informed the future land use directions over the next 25 years and examined issues such as land supply requirements and housing needs, as well as documenting natural resources, natural hazards and environmental values.

The background studies found that Townsville is in a fortunate position when it comes to land availability, having enough land zoned for development to cater for forecast population growth to 2025 and beyond:



- The Residential Land Use Study identified that the existing urban area of Townsville has the capacity for 65,000 new dwellings.
- Council estimates that Townsville will require around 45,000 new houses over the next 25 years.
- This means that Townsville has enough supply of residential land for the life of the planning scheme (the next 25 years).

The Draft City Plan aims to grow our community in a sustainable way, by encouraging development in areas that already have the necessary infrastructure in place to avoid unnecessary and excessive costs to the community and ratepayers. This will ensure that the ongoing and efficient provision of infrastructure and community facilities is economically, socially and environmentally sustainable.

As stated above, Townsville has a sufficient supply of residential land (over 25 years). The industry benchmark is 10-15 years of supply. As it is best practice to monitor the supply of new land for residential development, council will monitor residential land supply (on an annual basis) to ensure at least 10 years' land supply is available for the life of the planning scheme.

Accordingly, based on the above planning grounds, there have been no changes made to the Draft City Plan in relation to the issues raised in the submissions.

Against increased height in and around North Ward (in particular The Strand)

Council received a number of submissions against increased height in and around North Ward. The primary matters were:

1. against proposed 5 storey building height along The Strand; and
2. against proposed 8 storey building height proposed in the North Ward Gateway precinct and North Ward villages precinct.

Response

Over the next 25 years, Townsville's population will change and evolve with the emergence of a range of family structures and sizes, along with the general aging of the population. By 2031, couple-only families are expected to be the dominant household type in Townsville. These changes mean that our housing options must be more diverse than costly, low-density, dispersed



development. One of the key strategies to manage our urban footprint appropriately and respond to changing housing needs and housing affordability is to include opportunities for inner city living in and around our major centres.

With regard to the code assessable building height thresholds for The Strand precinct, North Ward villages precinct and North Ward gateway precinct, council's response is as follows.

Market Demand

Industry consultation, market research and analysis of the viability of multiple dwelling construction in Townsville highlighted that the viability of constructing a 3 storey multiple dwelling along The Strand and wider North Ward is marginal for the developer (due to the high land and construction costs) and that is why many sites in the locality continue to remain undeveloped.

Further, by the existing City Plan 2005 limiting development along The Strand to 3 storeys, the developer often provides a purely residential development, meaning street activation (via cafes, shops and restaurants) of one of Townsville's key tourist destinations is absent. Supporting a maximum building height of 5 storeys in The Strand precinct encourages the development of non-residential uses such small-scale cafes and restaurants on the ground floor of a residential development. It also reflects the predominant and existing building height for over 30% of The Strand. The additional height is provided as an incentive to facilitate development. It will help drive the vitality of street level uses while helping accommodate Townsville's growing population in one of our most attractive and accessible locations.

Level of Assessment

Council does not support development greater than 5 storeys along The Strand. Building height in The Strand precinct and other precincts within the Medium density residential zone has been used as a trigger for formal community consultation when development applications are lodged. Where a development exceeds 5 storeys in The Strand precinct or 8 storeys in the North Ward villages precinct or the North Ward gateway precinct, the application will trigger impact assessment. This is the highest and most stringent level of assessment. The application will require public notification for 15 business days, where the community will be able to provide their views on the proposed application. At present, under the existing City Plan 2005, if an application proposes a building higher than 3 storeys on The Strand, the application remains code assessable with no public notification required.

Based on the above planning grounds, the nominated code assessable building height threshold of 5 storeys for The Strand precinct and 8 storeys for the North Ward villages precinct and North Ward gateway precinct in the Medium density residential zone table of assessment - Table 5.5.3 has not been amended.



Although no amendment to the proposed building height has occurred, council does recognise the community's desire for The Strand precinct to maintain an appropriate building height that does not impact on the amenity of the area. In order to avoid developments greater than 5 storeys in The Strand precinct, council has incorporated additional provisions within the Draft City Plan which explicitly state that buildings above 5 storeys will not be supported where fronting The Strand. This statement has been incorporated into the Strategic framework (which has the highest legislative power in the Draft City Plan) and the code provisions associated with The Strand precinct. These amendments to the Draft City Plan will collectively ensure that The Strand precinct does not evolve into a location that is detrimentally impacted by developments greater than 5 storeys but maximises its utility for everyone.

Hervey Range Landfill

Submissions relate to opposition to the expansion of the Hervey Range Landfill site.

Response

To address the concerns raised, a review of options for the disposal of waste at the Hervey Range Landfill site has been commissioned by council as a separate project. This review is being conducted by external consultants and has already commenced. Council have also called for public submissions on a waste reduction and recycling plan for Townsville. This provides further opportunity for residents to make submissions on the proposed approach to addressing landfill and waste disposal issues for Townsville. In terms of the Draft City Plan's effect on the operations of the Hervey Range Landfill, the Draft City Plan does not increase or change the operations or extent of the Hervey Range Landfill as this is controlled by other legislation. However, in response to submissions, a separate project has been commissioned on the site to investigate the community's concerns.

Against Jensen being zoned Rural 40

The key issue outlined in these submissions was the reconsideration of the zoning of a number of Jensen properties. The submitters requested a specific area be included in the Rural residential zone.

Response

There is no planning need from a supply / demand position to include additional rural residential land in the Draft City Plan. In relation to the aforementioned strategic recommendations, a Residential or Rural residential zoning of the subject lands would not support a logical or sustainable land use pattern.



The submissions also raised concern in relation to the change in zoning from the existing Rural 10 hectare precinct to the Rural 40 hectare precinct in the Draft City Plan. The submitters concern was the increase in the minimum lot size over the land. Based on the matters raised by the submitters, council has removed the subject area from the Mixed farming precinct within the Rural zone and included it in the new Rural 10 hectare precinct within the Rural zone. In this precinct the minimum lot size is 10 hectares.

Bohle Industrial Estate odour

These submissions relate to the Bohle Industrial Estate (BIE) and the impacts upon the residential area of Burdell from the nearby industrial uses of the Bohle Industrial Estate. The submissions request that changes are made to the Draft City Plan so that it does not exacerbate this issue, or allow for any new uses that have the potential to further impact upon the residential amenity of the area.

Response

The Draft City Plan does not have the statutory ability to remove existing use rights or retrospectively impact existing and lawful operations. However, the Draft City Plan has used the Low impact industry zone adjacent to Burdell as a way of managing the interface and improving, over time, the relationship between the land uses. The use of the Low impact industry zone results in substantially less intensive and offensive industry from establishing. The Low impact industry zone is considered the best method of managing a gradual transition of uses in this area. Land uses within the Low impact industry zone that are likely to generate significant external impacts will be subject to impact assessment where the community will be able to make submissions. Overall, the approach taken is considered a sound balance in meeting a state interest and balancing the expectations of the community by not enabling potentially incompatible development to continue to occur at this location, but while maintaining a balance to facilitate industrial development within the industry zones. Council believes that the approach taken by the Draft City Plan is appropriate to address the interface between BIE and Burdell.

Against Medium density residential zoning on particular sites in Yarrowonga

Several submitters did not support the inclusion of 2 lots at the base of Yarrowonga being included within the Medium density residential zone and the North Ward medium density precinct.

Response

Council undertook a site analysis of the two sites nominated by submitters for removal from the Medium density residential zone. It was identified that one site had a low level of environmental



value. However, the land is constrained and therefore, has been included in the Low density residential zone. The other site did contain high environmental values and was therefore, included within the Environmental management and conservation zone.

Supports Mixed use zone at Arcadia Hotel, Magnetic Island

Several submissions reiterated support for the Arcadia central precinct in the Mixed use zone as it allows for code assessable development of up to 4 storeys.

Response

It is considered that the Draft City Plan achieves a balance for Magnetic Island. It provides opportunity to continue to encourage tourism as a key destination for Townsville while the generally low-scale, natural setting of the Island is maintained. The Draft City Plan has therefore retained the Arcadia central precinct which allows code assessable development of up to 4 storeys. The additional building height will be balanced with the design provisions to achieve development that is reflective of the Magnetic Island village lifestyle and natural character.

Against proposed building height in Aitkenvale (including Rossiter Park)

A small percentage of submitters did not support the proposed Aitkenvale medium density precinct or the Rossiter Park precinct within the Medium density residential zone due to issues relating to increase traffic, reduced amenity, an increase in antisocial behaviour and an impact on infrastructure.

Response

A review of the extent of both the Medium density residential zone along the southern side of Arthur Street and the Aitkenvale medium density precinct over land parcels situated on the eastern side of Caroline Street (land encompassed by Caroline, Alfred, Anne and Arthur Streets) has been undertaken as a result of the submissions lodged.

After careful consideration, the land parcels along the southern side of Arthur Street which were included in the Medium density residential zone are now included within the Low density residential zone. The Low density residential zone enables built form up to 2 storeys in height and promotes the development of predominately single detached dwellings. In addition, the land parcels on the eastern side of Caroline Street (land encompassed by Caroline, Alfred, Anne and Arthur Streets) have been removed from the Aitkenvale medium density precinct (but will still remain in the Medium density residential zone). This area will now have a code assessable height limit of 3 storeys rather than 5 storeys, with uses proposed primarily being multiple dwellings. The amendments outlined above will allow for the appropriate transition of unit developments close to the shopping centre to low density residential housing.



2.2 'Other' submissions

'Other' submissions such as submissions associated with properties included within the Character residential zone, support for the intent of the Draft City Plan and zoning, consultant submissions and site-specific submissions, etc. made up 10% of all submissions, with 3% of those submissions being made up of consultant submissions. Below details the key matters raised in 'other' submissions.

Consultant submissions

Consultant submissions equated to 3% of the total number submissions. The common topics that emerged from consultant submissions are discussed below.

Inclusion into the urban footprint

A number of submissions requested that their client's property be removed from their proposed zoning and included within the Emerging community zone. There were also submissions that requested that their client's property be removed from the Emerging community zone and included in a residential zone. This was identified as necessary to align with the proposed staging of the development and the strategic intent of the Draft City Plan.

Response

The Draft City Plan has applied a consistent approach when recognising known areas of growth in greenfield locations of Townsville through their inclusion in the Emerging community zone. The vast majority of the Emerging community zone reflects existing development approvals. Over the 10-year planning horizon it is not anticipated that additional greenfield land is required to be included into the urban areas, as Townsville has enough residential land approved and zoned for future residential dwelling requirements for at least 25 years. Accordingly, no additional land has been included within the Emerging community zone based on consultant submissions.

With regard to consultant submissions requesting their client's site be removed from the Emerging community zone and included in a residential zone council has explained that these areas (highlighted within submissions), will continue to grow in accordance with their development approval entitlements where applicable. These approvals are not affected by the Draft City Plan and the continued growth is supported by the provisions of the Strategic framework. As noted in the Strategic framework, the growth of Townsville will occur within the city's existing urban and rural residential areas, and in areas identified for urban expansion through the Emerging community zone. It is also noted that major greenfield areas are included in the Emerging community zone to facilitate master planning and orderly development.

Centres

Council received a number of consultant-specific submissions relating to centres. The key issues raised by submitters were often a request to be included within a higher-order centre zoning, amend the levels of assessment (particularly the code assessable threshold for Shop and Shopping centre uses) and/or amend particular provisions associated with the centre.

Response

In regard to stimulating development within designated commercial areas and the promotion of vibrant and diverse activity centres, council does not ascribe to the theory that floor space caps should be imposed on centres to limit their development; rather it is the role and functionality of centres that is more important. The Centres Hierarchy Review (2011) presented a series of indicative floor space ranges, which were strenuously noted as indicative and were only to be used to provide some guidance in assessing new development. The Draft City Plan, its Strategic framework, Tables of assessment and zone codes are aimed at providing sufficient confidence to the development and investment sectors as well as for council, as to the future direction and intent for activity centres in the Townsville municipality.

It is therefore critical to ensure that there is a sufficient balance between guidance and flexibility in the Draft City Plan to promote activity in centres. The application of activity centres for Townsville with a hierarchy of centres promotes flexibility of uses and a broad range of uses for centres. It is important to the centres hierarchy that the Draft City Plan facilitates a diverse range of activities within centres by encouraging flexibility and mixed use opportunities for investors.

The gross floor area threshold triggers within the Draft City Plan have been carefully considered to ensure there is appropriate balance for the lodgement of future applications in line with retail growth in the area. The thresholds avoid the lodgement of a use above and beyond its function.

The submissions generally have not presented arguments as to why the proposed thresholds are too low and often did not provide a needs assessment to justify any amendment to the proposed centre zonings. Based on the planning grounds above, the floor space thresholds for a code assessable Adult store, Food and drink outlet, Office, Shop, Shopping centre and Service industry has only been amended in the District centre zone table of assessment. The floor space thresholds have been amended from 3,500m² to 4,200m². This is in response to targeted industry feedback and further detailed investigations into the function of a District centre.



Industrial matters

The Draft City Plan attracted a number of submissions that related to the industrial zones. The submissions broadly covered requests for zone changes, changes to levels of assessments, introduction of precincts and modifications to the code provisions.

It is important to note that many submitters generally supported the proposed framework. The submissions requesting zone changes were generally supported as they were considered to support the purpose of the planning scheme and resulted in improvements.

Response

The largest number of submissions raised issues regarding the levels of assessment. Generally, the submissions sought to lower some levels of assessment and introduce new uses, particularly retail-based uses. Where it was submitted that the lowering of the assessment level would support the purpose of the code, it was generally agreed. In these circumstances, the levels of assessment that were changed were for industrial or complementary industrial uses that are preferred land use outcomes. A number of submissions proposed to introduce a number of retail-based uses into the industry zones. This included Showrooms for the most part; however, other uses included Taverns, Funeral parlours, Veterinary services and Retail hardware and trade supplies. Council has not amended the planning scheme to permit retail-based uses or uses that are not complementary to the industrial areas based on the submissions received. Council has sought to retain the policy position of the planning scheme that retail-based uses are to be located in the appropriate centre zone and that industrial land shall be used for industrial purposes.

Lastly, a number of changes have been made to all industrial code provisions. These changes were related to the self-assessable provisions mainly, but which also applied to assessable development. The changes have generally been supported by council as they improve the operation of the scheme, are in line with the risk tolerant approach of council and will support the right industrial development in the right locations.

Requested amendments to the PIP

Submissions raised in relation to the Draft City Plan Priority Infrastructure Plan (PIP) predominately requested that various land holdings be included in Priority Infrastructure Area (PIA) and in some cases, the Plans for Trunk Infrastructure (PFTI) be amended accordingly. Issues of land banking of greenfield sites were also expressed.

Response

Some of these requests were based on the developer's aspirations for growth associated with existing development applications or permits, and others were speculative of future development



opportunities. Generally, such land holdings were only included within the PIA (and PFTI) where the land was zoned for urban uses, or development had been constructed in accordance with approvals for urban purposes and where council's growth modelling for the next 15 years could confidently support the need for urban land, or where it was inconsequential to the efficiency of the planned infrastructure networks. Furthermore, submissions requesting the inclusion of rural residential land to be included within the PIA were only accepted if such lands had already been provided with, or were presently constructing, trunk infrastructure (as a minimum water and wastewater trunk infrastructure).

Anomalies of existing constructed floorspace for urban non-residential uses and that documented in the PIP as floor space demand were noted. These are similar concepts but are not the same, and only warranted amendments to account for substantial construction changes in major centres since the PIP was first compiled.

Development Manual

Submitters have provided a wide range of comments on the Development manual planning scheme policy.

Response

Council would like to acknowledge that the development industry has made a number of positive comments on the inclusion of documentation within the Draft City Plan and the approach taken to resolve previously raised issues with the policy. The vast majority of submission comments however related to refinement of the policy. Broadly, the submission comments have been supported as they contribute towards the betterment of the policy. It is important to highlight that some industry comments raised significant issues regarding cost implications on the industry as a result of the new policy. These comments primarily related to the geometric road design and pavement construction standards. Council has undertaken additional industry consultation on these matters and has resolved these issues.

Matters raised by industry associations

Council received submissions from 5 industry associations.

All industry associations consider that the Draft City Plan represents an improvement on the existing planning schemes and generally support the structure of the Draft City Plan and efforts to reduce red tape. However, they have recommended that there are amendments that should be made to the Draft City Plan to recognise the regional and local characteristics of Townsville.



Key topics raised by industry associations included refinement of the centre zones tables of assessment, planning for state infrastructure charges regime review, reduced car parking rates for multiple dwellings and retail uses in the Principal centre, ensuring industry is actively engaged in the residential land monitoring program and undertaking specific amendments to the Development manual planning scheme policy. The issue of showrooms (both the definition and triggers) was raised by some associations, along with the request for clarity regarding the amendment process to overlay maps in the future.

Response

Council has considered all matters raised by industry associations and has refined the Draft City Plan based on their submissions where warranted. A key topic that was discussed with the industry associations was the necessity to reduce the proposed car parking rates for Shop, Shopping centre and Multiple dwelling in the Principal centre (CBD) zone. The industry associations have provided support for the proposed reduction in car parking rates for these uses in the Principal centre zone. Specifically, the rates have been amended as follows:

- Shop and Shopping centre rate has been amended from 1 space per 15m² of (GFA) to 1 space per 30m² of GFA.

The Multiple dwelling rate has remained unchanged being 1.5 spaces per unit.

The reduction in rates for these uses, in the Principal centre zone, is supported by industry groups because it helps to create capacity for successful public transport options in the CBD and it will act as a further incentive for increased development and revitalisation to occur in the CBD.

Site specific or zoning related submissions

'Other' submissions, such as those associated with properties included within the Character residential zone, support for the intent of the Draft City Plan and zoning-related submissions accounted for 7% of all submissions. Below are the key matters raised in this category of 'Other' submissions.

Character residential zone

Council received a number of submissions in relation to the proposed character precincts in the Character residential zone within the Draft City Plan. In general, these submissions expressed support for various properties included in the Character residential zone. There were also submissions objecting to the Character residential zone, stating that various properties had been erroneously identified as character buildings, and had minimal character that would warrant their



inclusion in the zone. These concerns were generally related to reduced development potential as a result of the zoning.

Response

Council has undertaken a significant investigation in regard to the character built form in Townsville, and has applied this background analysis in response to each character submission received. Additionally, council has reiterated why subject properties have been included in the Character residential zone, based on their various character attributes. Submission responses also highlighted that inclusion of the property in the Character residential zone did not necessarily preclude development from occurring, only that the subject character of the site must be retained. It is also noteworthy to state that council has identified that non-contributing character properties are still considered to be of high value and warrant inclusion in the zone. Council provided that this is simply because they are located in highly valued streetscapes and any development of the property would still be subject to assessment to ensure detriment does not occur to the precinct or to the character values of the street.

Support for the policy intent

Council received a number of submissions that supported the policy direction of the Draft City Plan. This included submissions that supported the proposed building height on The Strand and the proposed zoning at Jensen, Mutarnee and Roseneath. With respect to supporting height on The Strand, submissions identified that the proposal would improve the quality and diversity of development along The Strand, provide new business opportunities and would promote a greater mix of developable outcomes suitable for traders, residents and visitors.

In terms of submissions supporting the proposed rural zoning at Jensen, it was expressed that it would ensure that the existing character of the area is maintained, provides for the perfect opportunity to undertake 'hobby farming' activities and low intensity farming uses and if the land was rezoned "Park Residential" (Rural Residential), therefore there would be residential encroachment that would reduce the rural viability of the land. At Mutarnee, support for the rural zoning was based on the potential impacts which could occur on their existing agricultural pursuits (in the form of future potential noise complaints) if the land went to "Park Residential" (Rural Residential). Submitters also wanted to ensure the protection of rural areas within Mutarnee in order to maintain these areas as highly productive rural land.

Submissions relating to support for the proposed Medium impact industry zone at Roseneath primarily related to supporting the ability for landholders in this area to obtain development approvals for uses that would assist in the provision of infrastructure in the area.



One-off submissions

One-off submissions equated for 1.8% of all submissions lodged. These submissions were wide ranging and covered topics such as opposition to a Department Store in the CBD.

There were also a number of submissions received that were considered to be not planning related. Examples include: overwatering on The Strand, requesting the cleaning up of a privately owned land parcel and support for Veales Road being sealed. These submissions were provided with a response identifying that the issues raised were not planning matters and could not be taken into consideration. In some instances council also indicated if it was a matter for another council department, in this instance the information provided in the submission was forwarded to the relevant council department for action.