

Townsville City Waterfront Priority Development Area - Development Scheme

Public Notification Submissions Review Report

Economic Development Queensland

Department of Infrastructure, Local Government and
Planning

28 September 2015

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1 Introduction

The Townsville City Waterfront Priority Development Area (PDA) was declared at the request of Townsville City Council (TCC) on 5 September 2014. Planning of the Townsville City Waterfront PDA has been managed by the Minister for Economic Development Queensland (MEDQ) in partnership with TCC and the Port of Townsville Limited (PoTL).

The Townsville City Waterfront PDA covers 97ha of land located on both sides of Ross Creek, which is directly adjacent to Townsville's Central Business District (CBD), within the TCC Local Government Area.

Development of the PDA provides an opportunity to support economic development and will seek to reinforce Townsville's status as the capital of Northern Australia and a diverse, innovative and competitive business location.

The public notification and submission period for the Townsville City Waterfront PDA proposed development scheme was undertaken from the 7 July to the 18 August 2015.

Following the end of the public notification period, submissions received were considered by the Minister for Economic Development Queensland (MEDQ), PoTL and TCC and the proposed development scheme was amended as considered appropriate in response to issues raised. This report has been prepared to summarise the submissions received by the MEDQ, provide information on the merits of the submissions and the extent to which the proposed development scheme has been amended.

The MEDQ and TCC engaged with state agencies in the drafting of the development scheme and have incorporated comments where appropriate.

The MEDQ has now made the development scheme which is available to view on the Department of Infrastructure, Local Government and Planning (DILGP) website at <http://www.dilgp.qld.gov.au>. The MEDQ will publish a notice in the local newspaper advising the public of the approval of the development scheme. Additionally each person who made a submission during the submission period will be notified that the development scheme has been approved and that this report and the development scheme can be viewed on the DILGP website.

2 Overview of public notification process

2.1 Community engagement

The public notification period for the Townsville City Waterfront PDA proposed development scheme was held from 7 July to 18 August 2015. Over the public notification period TCC, in partnership with the PoTL and Economic Development Queensland (EDQ) undertook the following community engagement initiatives:

- seminars with industry associations including the Urban Development Institute of Australia (UDIA), the North Queensland Architects Learning Group, the Quarry Institute and the Townsville Skål Club. In total over 150 people attended the events,
- a pop-up kiosk, the Discovery Box (located near Victoria Bridge), was open every Monday to Friday from 10am to 2pm, on Saturday 25 July and Saturday 1 August from 10am to 2pm and every Sunday from 8:30am to 1pm. The Discovery Box was staffed by TCC officers and was visited by over 1,500 members of the public,
- as a taste of what a more vibrant inner-city can offer, a series of place-making events were held in conjunction with the Discovery Box, including live music events, an outside broadcast with Minty from 4TOFM, Weave the Reef workshops, lantern making workshops, a life drawing picnic, heritage walking tours, a heritage expo and a mini Eco Fiesta, and
- two 'Meet the Planner' sessions were held at TCC's Thuringowa Library and Aitkenvale Library.

Over the public notification period, TCC's Townsville City Waterfront PDA webpage received over 2,870 visits and TCC's social media posts reached over 30,000 Facebook users. The 3D fly-through received over 5,920 on-line views during public notification.

EDQ's webpage for the Townsville City Waterfront PDA received 1,289 visits.

PoTL's Townsville City Waterfront PDA webpage received 177 visits and PoTL's social media posts reached 1,635 Facebook users.

2.2 Submission registration and review process

Submissions were received by EDQ in hard copy at community information forums, by post, email, fax and via the online submission portal. Once submissions were received, submissions were registered and reviewed. This process was established to:

- consider all submissions in an objective, equitable and fair manner,
- assist in the preparation of the submissions report,
- provide guidance and advice to the MEDQ, PoTL and TCC in respect of preparing the final development scheme, and
- enable the MEDQ to comply with the requirements of the *Economic Development Act 2012 (ED Act)*.

All submissions were treated as confidential. Some individual submitters chose to make the contents of their submissions public.

Where duplicate submissions were received from the same submitter, the submission was counted only once. If a submitter lodged more than one submission covering different issues, the submissions were counted as separate submissions.

An EDQ submissions database was established to assist in the registration, classification and summary of submissions.

Table 1 below provides an overview of the submission registration and review process.

Table 1: Submission registration and review process

Steps	Action/detail
1: Registration and acknowledgement of submissions	<p>Submissions were registered and given a submission number.</p> <p>Submitter was sent an acknowledgement letter.</p>
2: Classification of submissions	<p>Submissions were classified by location, submitter and submission type.</p> <p>For further information see Section 3 below.</p>
3: Summarising submission issues	<p>Each submission was read and the different matters raised were entered into the submissions database under headings based on the sections of the development scheme. The database was then used to summarise and collate the matters raised into the submissions report.</p> <p>Each submission often covered a number of topics, therefore allowance was made for the same or similar comments being raised in a number of submissions. This included receiving multiple submissions with similar views on a particular topic or submissions having different views on the same topic. For this reason, similar comments across submissions were identified and these comments were summarised under common headings based on the sections of the development scheme in the submissions report.</p>
4: Evaluation and responses to issues	<p>After all comments had been summarised they were assessed and responses were prepared. The assessment and response to comments was undertaken by EDQ, PoTL and TCC in partnership. Where required, further information from state agencies or specialist consultants was sought.</p> <p>Relevant changes to the document were identified.</p> <p>In evaluating submissions, allowance was made for the same or similar comments being raised in different submissions. For this reason, assessment of comments and resulting development scheme changes were made in relation to sections of the development scheme rather than on submission by submission basis.</p>
5: Submissions report	<p>The submissions report was prepared which collates steps 3 and 4 above, therefore providing a summary of the submissions considered, information about the merits of the submissions, recommendations on amendments to the proposed development scheme to reflect submissions and details of all changes to the proposed development scheme.</p> <p>To facilitate presentation and review of submission, comments were summarised into concise dot points under a common format.</p>

<p>6: Council and PoTL consideration of submissions</p>	<p>TCC and PoTL reviewed and provided feedback on matters raised and suggested responses to those issues.</p> <p>PoTL reviewed the submissions and made recommendations on development scheme amendments on 14 September 2015.</p> <p>TCC reviewed the submissions and made recommendations on development scheme amendments at the Council meeting on 22 September 2015.</p>
<p>8: MEDQ approval</p>	<p>The final submissions report and development scheme was submitted to the MEDQ for review and approval.</p>
<p>9: Governor in Council approval and adoption of development scheme and notice to submitters</p>	<p>After the MEDQ approved the submissions report and development scheme the Economic Development Regulation 2013 was amended by the Governor in Council to give effect to the development scheme, which supersedes the Interim Land Use Plan. As soon as practicable after the development scheme takes effect, the MEDQ will publish the scheme and submissions report on the department's website. The MEDQ will also publish in at least one newspaper circulating in the local area, a notice stating the scheme has been approved and that it can be inspected on the department's website, along with the submissions report. Additionally the MEDQ will notify TCC, PoTL and each person who made a submission within the notification period, that the development scheme has been approved and is available on the department's website along with the submissions report.</p>

3 Overview of Submission Statistics

3.1 Quantity of Submissions

Over the public notification period, 7 July to 18 August 2015, a total of 273 unique submissions were received by EDQ in response to the Townsville City Waterfront PDA proposed development scheme.

3.2 Submitter Type

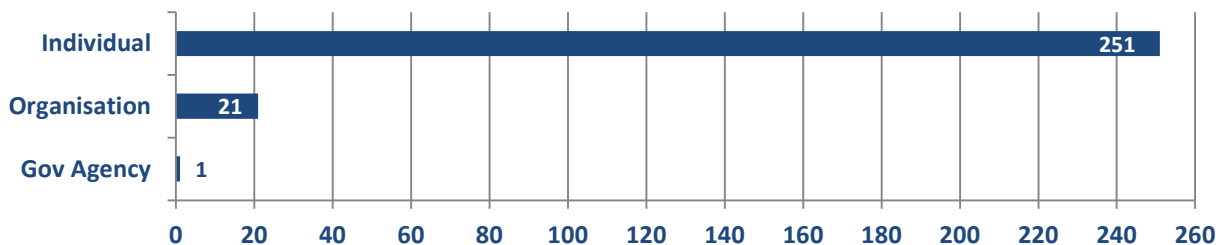
Each submission received by EDQ in response to the Townsville City Waterfront PDA proposed development scheme has been classified into one of the three following categories to define the nature of the submitter as either:

- Individual – a submission lodged on behalf of an individual.
- Organisation – a submission lodged on behalf of a group representing the common interest of its constituents or an organisation representing itself or the interests of its constituents.
- Government Agency – a submission lodged on behalf of a local, state or commonwealth government agency.

The 273 submissions that were received by EDQ were received from the following submitter types:

- Individual – 251
- Organisation – 21
- Government Agency – 1

Figure 1: Division of Submitter Type



3.3 Submission format

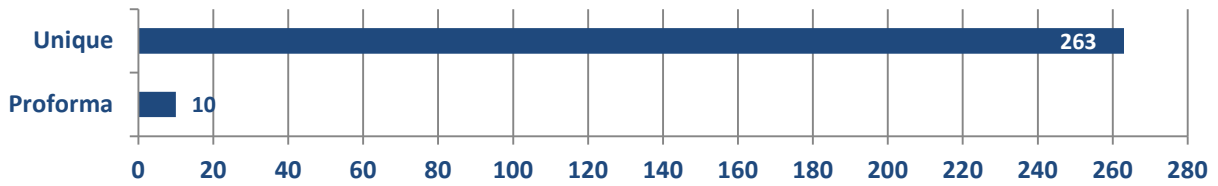
Each submission received by EDQ in response to the Townsville City Waterfront PDA proposed development scheme has been classified into one of the two following categories based on the format of the submission:

- Unique Submission.
- Pro Forma Submission.

The 273 submissions that were received by EDQ were categorised within the following submission formats:

- Unique Submission - 263
- Pro Forma Submission - 10

Figure 2: Division of Submission Format



3.4 Nature of Submission

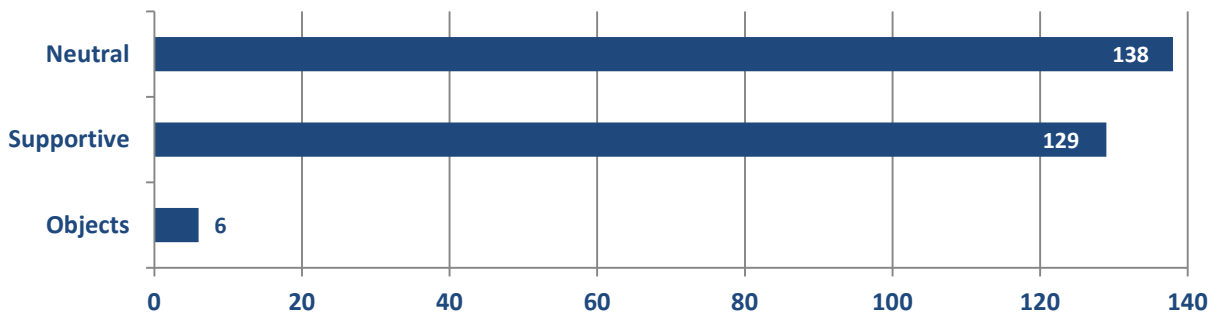
Each submission received by EDQ in response to the Townsville City Waterfront PDA proposed development scheme has been classified into one of the three following categories based on the tone of the submission:

- Supportive – the submission agrees to the content of the proposed development scheme.
- Objects – the submission objects to the content of the proposed development scheme.
- Neutral – the submission neither specifically supports or objects to the content of the proposed development scheme.

The 273 submissions that were received by EDQ were categorised within the following submission tones:

- Supportive - 129
- Objects - 6
- Neutral – 138

Figure 3: Division of Submission Tone



4 Overview of Submission Comments

4.1 Division and frequency of comments

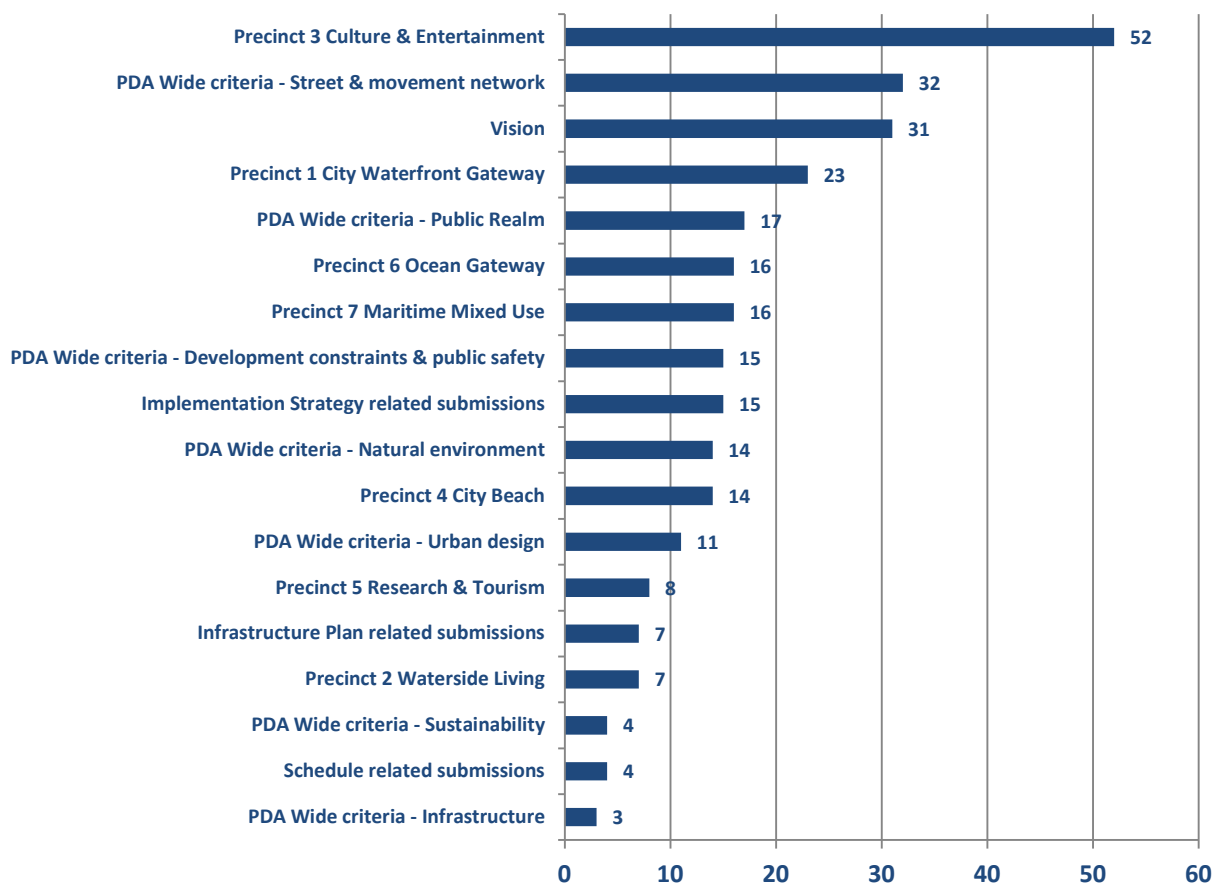
A total of 490 separate topics of comment were identified in the review of 273 submissions. The division of these comments across the various components of the proposed development scheme is outlined in Table 2 and Figure 4. This summary provides an overview of the division and frequency of comments raised by submitters in response to the proposed development scheme.

Table 2: Division of comments

Section of the proposed development scheme		Comment Count
Land Use Plan-related comments		261
Vision		31
PDA-wide Criteria		94
	Urban design	11
	Public Realm	15
	Sustainability	4
	Street & movement network	32
	Natural environment	14
	Development constraints & public safety	15
	Infrastructure	3
Precinct Provisions		136
	Precinct 1 City Waterfront Gateway	23
	Precinct 2 Waterside Living	7
	Precinct 3 Culture & Entertainment	52
	Precinct 4 City Beach	14
	Precinct 5 Research & Tourism	8
	Precinct 6 Ocean Gateway	16
	Precinct 7 Maritime Mixed Use	16

Infrastructure Plan-related comments	7
Implementation Strategy-related comments	15
Schedule-related comments	4
General comments	203
Process & Procedure	15
Other matters	188

Figure 4: Division and frequency of comments



4.2 Detailed submissions review

Submissions raised a variety of opinions across a wide range of matters. Submissions in some instance may have been supportive of specific aspects of the development scheme as well as raising issue with other aspects. The follow summary highlights overarching themes that were supported or objected to through the public notification of the proposed development scheme.

4.2.1 Overarching items of support

Below is a summary of the overarching areas of support identified in submissions.

- Support for the development scheme vision for the Townsville City Waterfront PDA.
- Support for an Arts / Cultural hub and associated facilities within Precinct 3 – Culture and Entertainment.
- Support for the integrated stadium and entertainment centre, including convention centre facilities.
- Support for a Waterfront Promenade along the Ross Creek.

4.2.2 Overarching areas of objection

Below is a summary of the overarching areas of objection identified in submissions.

- Concern about the ability for the PDA to be serviced by public transport.
- Concerns that the development scheme does not address/resolve issues relating to tenure, lease arrangements and infrastructure.
- Need for appropriate provision of car parks (private and public) within the PDA.
- Concern over the potential loss of mooring opportunities due to the proposed pedestrian bridge linking Plume Street with Flinders Plaza.
- Need for the retention of the existing mangroves and concern about the varying height of the water within Ross Creek and resultant lack of scenic amenity.

4.2.3 Division of Issues – Land Use Plan-related submissions

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
Vision					
1.	Support for maritime precincts	Submitter suggests the creation of maritime precincts of Townsville on both sides of Ross Creek with all tourist establishments supporting and enhancing the others.	The development scheme includes maritime areas, in particular Precinct 7 - Maritime Mixed Use.	N	Not applicable.
2.	Ferry terminal not viable	Submitters note that the ferry terminal is not a long term viable prospect and that it should be removed from the concept.	Noted.	N	Not applicable.
3.	Support for arts, culture and creative precinct	Submitter notes that an arts and cultural/creative precinct should be part of the holistic vision for the region as part of the Waterfront vision along Ross Creek.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
4.	Supportive of the art precinct, retail spaces, bike paths	Submitter notes that they are supportive of the art precinct, retail spaces, bike paths from Ross Creek connected to the rest of the suburbs.	<p>The development scheme notes that a connected Waterfront Promenade is a key structural element in achieving the vision of the area and supports its establishment as the waterfront is developed over time.</p> <p>The development scheme supports the establishment of a mix of new cultural and community facilities in Precinct 3 – Culture and Entertainment to support the arts in Townsville.</p>	N	Not applicable.
5.	Commitment to delivery of vision	Submitter notes that it must be ensured that the Vision statement is accompanied by a comprehensive plan for delivery.	An Implementation strategy, identified in Section 5 of the development scheme has been completed and is required to be developed under the <i>Economic Development Act 2012</i> to achieve the main purposes of the Act for this area, that being to facilitate economic development, and development for community purposes. The Implementation strategy identifies various projects that will be required to be completed within a nominated timeframe. Table 12 of the development scheme outlines catalyst projects and prescribes associated timeframes for project delivery.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
6.	Viability for market conditions	Submitter notes that the Vision will not be achieved if planning restrictions (specifically height) are not market-appropriate, making development unfeasible.	The development scheme provides opportunities for development to have varying heights in the different precincts. The varying heights promote a well-balanced streetscape with the established heights within the CBD and surrounding areas. This ensures that developments are financially viable enabling development to occur. It is also worth noting that the development scheme is a performance based document insofar as if justification can be demonstrated, additional heights may be approved.	N	Not applicable.
7.	Relationship with land outside of the PDA	Submitter notes that the development scheme needs to clearly recognise the links between the PDA and surrounding areas, particularly the link through the submitter site from Precinct 5 – Research and Tourism to The Strand. The development scheme also needs to factor in the outcomes of the development that will be achieved on the referenced site outside of the PDA.	The PDA-wide criteria highlight the importance of overall connectivity within and to lands adjoining the PDA. This is set out in the Vision for the PDA (Section 3.3.1) where it is stated that development in the PDA will be stitched into the CBD and surrounding fabric. In particular, provisions are included in Section 3.4.2 and 3.4.4 which note that the public realm and connectivity network consider connections outside the PDA. Additional provisions are also noted in Precinct 5 – Research and Tourism and Precinct 6 – Ocean Gateway regarding connectivity through to The Strand.	N	Not applicable.
8.	Support for vision	Submitter notes that the Waterfront provides a visionary idea of uses and that it is a pretty good reflection of the diverse aspirations that the community holds for this area.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
9.	No connection with CBD infill goals	<p>Submitter notes that there is no apparent linkage in the PDA development scheme to assisting delivery of the previously stated density goal for the Townsville CBD of 30,000 people living and working in the Townsville CBD.</p> <p>Integrate the desired goal of population density (30,000 by 2030) into the development scheme as a key outcome or desire of the scheme.</p>	<p>The Vision statement for the development scheme states that development will reinforce the primacy of the CBD and will play a transformational role in achieving 30,000 people living, working and playing in the wider CBD by 2030.</p> <p>The precinct provisions reflect the outcomes desired in the Townsville City Plan and provide for the delivery of this desired growth.</p>	N	Not applicable
10.	Request for submitter's vision to be included in Vision statement	Submitter requests their vision for the redevelopment of their facility and realignment of King Street Sir Leslie Thiess Drive is included in the Vision statement.	The development scheme includes provisions for passenger and vehicle ferry operations to continue in their current location while allowing for the opportunity for new facilities, or the relocation of existing facilities which provide enhanced connections to the CBD.	N	Not applicable.
11.	Supports identification of future transport corridors	The development scheme should identify future transport corridors to provide for growth.	The Structure plan identifies the primary movement corridors. There are no future state transport infrastructure corridors identified by the State Government under the State Planning Policy.	N	Not applicable.
12.	Does not support precincts	Existing ideas of defined use precincts should be replaced by more open concepts of land uses and activities.	The nominated precincts outlined in the development scheme provide guidance on development outcomes and where land uses are preferred to be established.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
13.	Context to history required	The PDA lacks context to the history and needs of Townsville.	The development scheme provides the opportunity for civic spaces to retain the heritage, culture and the natural elements of the waterfront, to enrich user awareness and education.	N	Not applicable.
14.	Supports connectivity	The link from the Riverway to Pallarenda will be excellent.	Noted.	N	Not applicable.
15.	Support for public art and bike paths	Submitter notes that they support lots of public art and bike paths.	<p>Precinct 3 - Cultural and Entertainment will provide opportunities for cultural and community facilities such as an art gallery, concert hall and performance spaces as well as the enhancement of Central Park including unique interactive play and fitness facilities which reflect the cultural character of the precinct.</p> <p>In terms of bikeways, the development scheme will help to establish a Waterfront Promenade which connects to the wider active transport network (pedestrian and cycling) and public transport network.</p>	N	Not applicable.
Structural elements					
16.	Supports proposed reclamation works near Lowths Bridge	Submitter notes support for reclamation of tidal zone downstream from Lowths Bridge out to waterline as implied on p8 of the proposed development scheme.	As part of the Implementation strategy, the development scheme identifies that further investigative studies will be undertaken around reclamation works to ensure that it is achievable and adds value to the project area.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
19.	Support for designated/dedicated cycling paths	<p>Submitter notes concern regarding inadequate cycling infrastructure.</p> <p>Preferred options are for a separate cycling and pedestrian path.</p> <p>Noted that separate cycle paths allows for high speed/commuting.</p>	<p>Noted. This will be considered as part of the development of the Waterfront Promenade project.</p> <p>The PDA-wide criteria propose both cycleway and pedestrian links that will connect with the wider active transport networks (pedestrian and cycling) throughout the city as well as public transport networks.</p>	N	Not applicable.
20.	Supports more public space in precincts 1-4	Precincts 1 - 4 - Supports more open green and public space and connecting Ross Creek to The Strand.	The PDA-wide criteria ensures that future development delivers civic spaces that contribute to an integrated, high-quality open space network and are connected to other open spaces within and adjoining the PDA. Furthermore, development will be required to connect to wider active transport networks (pedestrian and cycling) and public transport networks and to key destinations such as Reid Park, the Ross River Parkway and The Strand.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
21.	Supports points of interest along pathways	<p>Submitter notes that the 5.9km Waterfront Promenade, bikeways and bridges linking upper Ross Creek to Jezzine will be successful if there are points of interest along the way.</p> <p>A similar link could be applied to the existing Old Railway Station in Townsville. Link it to the walkways/pathways.</p>	<p>The PDA-wide criteria identifies that civic spaces contribute to an integrated, high-quality open space network that caters for a variety of functions and experiences both on land and on the water. Through urban design the public realm will provide opportunities for interest points along the way throughout the promenade.</p> <p>Precinct 1 – City Waterfront Gateway proposes the Ceremonial Corridor pathway extending through the historic rail workshops area and will provide connectivity between Ross Creek and Flinders Street with the Ceremonial Corridor extending north along the historic rail alignment between the Heritage Railway Station and Ross Creek. This will provide a link between the Heritage Railway Station, other areas within the PDA and the greater Townsville region.</p>	N	Not applicable.
22.	Continuous promenade critical	<p>Submitter notes that it is critical that the Waterfront Promenade is continuous. The Waterfront Promenade should cross both roads and railways by underpass and the creek but its own bridge(s).</p> <ul style="list-style-type: none"> • Underpass beneath the railway • Underpass beneath Rooney Street • Underpass beneath Dean Street Bridge. 	<p>A connected promenade along the full length of Ross Creek on either side is a hallmark and major objective of the development scheme. This promenade will include cross creek linkages which utilise the existing creek crossings, including disused rail bridges.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
23.	Recognise railway sheds	Submitter notes that there does not appear to be any recognition of the railway sheds in Flinders St West and there should be.	The PDA-wide criteria and Precinct 1 - City Waterfront Gateway provisions provide sufficient guidance and flexibility to ensure adaptive re-use of the Heritage Railway Station and railway sheds to facilitate future development opportunities.	N	Not applicable.
24.	Supports for improved connectivity between key facilities with the CBD area	The stadium proposal has become a topic for debate and criticism. The civic theatre, convention centre, museum, aquarium, ferry terminal and the cruise terminal are all sited with little connection to the CBD. No inner city rail.	The PDA Structural elements promote improved access to the waterfront and public realm through pedestrian waterfront links and a connected Waterfront Promenade on both sides of the Ross Creek which will enable connectivity between developments within the PDA. Furthermore, the PDA-wide criteria identifies that development within the PDA should provide connections which link to the broader active transport network and key destinations and transport generators such as Reid Park, the Ross River Parkway and The Strand to ensure connectivity with the suburbs of Townsville.	N	Not applicable.
PDA-wide criteria Urban design					
25.	Support for world class tropical architecture	Submitter notes the need for world class tropical architecture when designing a large amount of multi-storey units in close proximity to one another.	The PDA-wide criteria supports development which responds to Townsville's Dry Tropics climate and facilitates sustainable built form outcomes through energy efficient climate-responsive design and development incorporates innovation in sustainability.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
26.	Support for flexible uses	<p>Submitter notes that there is a strong emphasis on restaurants and cafes. However, it would be wise to step back from this specific focus and give more detailed consideration to what has been described in the academic literature as "third spaces" which have been pivotal to creative and imaginative production.</p>	<p>One of the key deliverables of the development scheme is to provide opportunities for a wide range of different uses.</p>	N	Not applicable.
27.	Supports heat resistant design	<p>The PDA design must embed lushness within its aesthetic and design philosophy and define a genuinely tropical "heat resistant" urban area.</p> <p>Provide extensive and contiguous shading wherever pedestrians and cyclists are expected. The boardwalks and pathways need to be shaded.</p> <p>Shading can and should be designed to incorporate solar energy capture.</p>	<p>The PDA-wide criteria provides that movement networks ensure a combination of shade and all-weather protection is provided throughout the network for footpaths and pathways along the city streets and an appropriate level of shade and all weather protection is provided to the waterfront and public realm. The PDA-wide criteria also states that development must support sustainable outcomes including integration of solar generation in built form and public realm, district cooling, green roofs and water and other sustainable landscape elements.</p>	N	Not applicable.
28.	Supports heritage asset survey/register	<p>A heritage survey of the development area would be useful in order to establish heritage assets that are still there.</p>	<p>The development scheme supports and recognises the historical values of the area. As part of the development scheme Implementation strategy, a Cultural Heritage Study will be undertaken to identify all assets.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
29.	Noise impacts not adequately addressed	Submitter suggests the PDA-wide criteria and assessment tables in Part 3.5 do not adequately address noise impacts.	Under the PDA-wide criteria development is to provide appropriate amenity and manage and minimise impacts from noise. The requirements under the Environmental Protection (Noise) Policy 2008 are noted and an acoustic report may be required as part of development assessment to demonstrate compliance with the PDA-wide criteria. The requirements to meet appropriate amenity will be addressed through the development assessment process.	N	Not applicable.
30.	Recognise transitioning of uses beyond PDA	Submitter notes that urban design needs to recognise complementing and transitioning uses beyond the boundary of the PDA. It should recognise the confluence between The Strand, Breakwater and the CBD.	The development scheme includes provisions which note that development considers adjoining land. In particular Section 3.4.1 notes that development supports outcomes which integrate with, or complement development in neighbouring sites and precincts and provide for a sensitive transition in built form intensity and scale to adjoining areas. Built form outcomes outside of the PDA will continue to be assessed under the relevant planning instrument over that land.	N	Not applicable
31.	Support architectural style appropriate to Townsville	Submitter notes that the architectural style needs to be appropriate, like The Strand and Riverway, not Flinders Street or Nelly Bay Terminal. Buildings need to maintain airflow. Noted that airflow needs to be maintained in Palmer Street.	The development scheme will promote, innovated design outcomes and sustainable outcomes by ensuring development responds to Townsville's Dry Tropics climate and facilitates sustainable built form outcomes through energy efficient climate-responsive design, for example appropriate orientation and layout, water conservation, shading, natural lighting and passive cooling techniques.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
32.	Supports innovative design outcomes	Submitter notes that innovative and ambitious approaches to the design of the development will be necessary, incorporating knowledge of the existing ecosystem and processes that occur in it.	A key theme of the development scheme is to encourage innovative design outcomes.	N	Not applicable.
33.	Support tropical architecture	Submitter notes that they would like to see tropical design/architecture.	The PDA-wide criteria requires development to respond to Townsville's Dry Tropics climate and facilitates sustainable built form outcomes through energy efficient climate-responsive design, for example through appropriate orientation and layout, water conservation, shading, natural lighting and passive cooling techniques.	N	Not applicable.
34.	Support for design suitable to dry tropics	Submitter notes that all civic design and landscaping elements in these precincts must be correct for the peculiar micro-climates of the dry tropics and the Townsville urban location. Failures are expensive.	The PDA-wide criteria Public Realm identifies that civic spaces provide landscape works which utilise endemic species, other locally hardy species and landscaping materials appropriate to the Dry Tropics' cyclone-prone climate.	N	Not applicable.
<p>PDA-wide criteria</p> <p>Public realm</p>					

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
35.	Provision of open space	Submitter notes that it is critical to ensure there is sufficient provision of open space along Ross Creek and that buildings are sufficiently set back as to not miss green space opportunity; further, note the need for space for dining, promenade, bike track, seating, etc.	A key outcome of the development scheme is to achieve a connected promenade of pathways which extends along either side of Ross Creek. This will be delivered by both private development and government. The network of paths will link to the planned open space along Ross Creek, including Hanran Park, Central Park and other open space to be built as part of development within the seven precincts.	N	Not applicable.
36.	Supports removal of mangroves at Hanran Park	Submitter notes that it would be a waste to leave the mangroves blocking the view from Hanran Park and it means on low tide we have to continue to look at those terrible mud flats. Sacrifices must be made to create a river precinct as beautiful as Brisbane's.	The development scheme's Implementation strategy includes upgrades to Hanran Park which will involve a review of the existing mangroves. This may involve some modification of this area, including removal and trimming. In addition, a Marine Plant Management Strategy will be prepared to manage mangroves throughout the PDA.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
37.	Support a variety of embellishments to public realm	<p>Submitter notes that is important to include a variety of embellishments to the promenade and open space nodes.</p> <p>Submitter notes a need for more kids' playgrounds. More interesting ones. With a view of the river and plenty of shade/seating/picnic tables and BBQ's.</p>	<p>The PDA-wide criteria identifies civic spaces which contribute to an integrated, high-quality open space network that caters for a variety of functions and experiences both on land and on the water. Within these areas there will be opportunities for embellishments such as shade / seating/picnic tables and BBQ's. Civic spaces will also provide equitable public access for all users.</p> <p>Design guidelines will be prepared as part of the Implementation strategy to develop the detail required to deliver the PDA, including open space areas.</p>	N	Not applicable.
38.	Support for diverse public spaces for the community	Submitter notes that the PDA needs areas that all the community can use e.g. playgrounds, physical activities areas bike trails, etc.	The development scheme includes many provisions ensuring the inclusion of extensive public space, particularly along the Ross Creek which will be publicly accessible and includes a mix of embellishments to support diverse use.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
39.	Support for connectivity with public realm outside of the PDA	<p>Submitters note that there is a need to factor in community and cultural facilities that are or will be provided adjacent to the PDA.</p> <p>This will ensure interconnectedness, an active public realm, and linking the PDA to key external destination, including the Ross River Parkway and The Strand.</p> <p>Parts 3.3.1 and 3.3.2 need to reinforce the role of The Strand and the Waterfront Promenade linking to The Strand, PDA and the CBD.</p>	<p>The PDA-wide criterion highlights the importance of overall connectivity within and to lands adjoining the PDA. In particular provisions are included in Section 3.4.2 and 3.4.4 which note that the public realm and connectivity network consider connections outside the PDA.</p> <p>Provisions are also noted in Precinct 5 – Research and Tourism and Precinct 6 – Ocean Gateway regarding connectivity through to The Strand.</p>	N	Not applicable.
40.	Maximise green spaces to support high density	<p>Submitter notes that there is a need to maximise green spaces to provide options for residents of high density areas, rather than just hardstand of walkways. Use of unique tropical tree-scape based on iconic Townsville species.</p>	<p>The development scheme maintains requirements for landscaping throughout each precinct. These will apply to both public and private development and will be aimed at achieving sustainable and climatically responsive design.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
41.	Retain Central Park	Submitter notes that Central Park should be left as is. It has beautiful mature trees.	Central Park is one of the limited open spaces available to the city and is considered an important part of the public realm for the PDA. Central Park is considered to be underutilised and offers many opportunities for more people to enjoy the space. Existing trees will be maintained where possible as part of the future design of Central Park.	N	Not applicable.
42.	Support for natural green space for people and protection of wildlife	Submitter notes that they desire natural parkland and green space for people and retain wildlife.	Central Park is to be retained along with existing shade trees and will include enhancements in the form of unique interactive play and fitness facilities. Furthermore, those areas identified as containing environmental value will also be managed and protected.	N	Not applicable.
43.	Accessible walkways and crossings	Submitter requests that walkways / crossings are accessible to bikes and prams.	Civic spaces will provide equitable public access for all users.	N	Not applicable.
44.	Support for design to support airflow in public spaces	Submitter notes that airflow around public spaces needs to be maintained and protected. Buildings should not block airflow to public spaces. Noted that airflow is required to make public spaces attractive on hot days.	The development scheme supports development which responds to Townsville's Dry Tropics climate and facilitate sustainable built form outcomes through energy efficient climate-responsive design, for example appropriate orientation and layout, water conservation, shading, natural lighting and passive cooling techniques.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
45.	Amenity of public spaces	Submitter notes that the amenity of public space needs to be ensured through appropriate architectural controls.	The public realm within the development scheme will promote an integrated, high-quality open space network that caters for a variety of functions and experiences both on land and on the water.	N	Not applicable.
46.	Supports tree species iconic for Townsville	Submitter notes that tree species that are iconic for Townsville should be used in Planting such as Rain Trees, Beach Almond, Moreton Bay figs.	Plant species used within the PDA will be climatically responsive for Townsville, balancing this with maintenance requirements as well as their function within the landscape.	N	Not applicable.
47.	Supports cultural heritage in public realm	Submitter notes that cultural heritage needs to be part of the public realm. For example, artefacts could be included in public spaces, and old creek and river alignments could be reflected in pavement designs. This would reflect the success of the indigenous and military heritage of the successful Jezzine Barracks.	Noted. Opportunity to incorporate heritage values and artefacts will be available during the design of public realm. The implementation strategy includes the preparation of Public Realm design Guidelines as item S8.	N	Not applicable.
48.	Supports delivery of waterfront buffer lots	Submitter notes that the connecting paths and nominated landscape buffer between the water and the lots for development need to be delivered so developers have something cohesive to work to and the public can start engaging with the water early in the development.	The movement network and pathways will be delivered over time in a staged manner delivered by both public and private investment in development. The development scheme will regulate development along the Ross Creek in order to protect and improve public access to Ross Creek.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
49.	Desire for beach at Flying Squadron	Submitter suggests reinstating the beautiful little beach beside where the original Townsville Flying Squadron stood. It could have a boardwalk over the Palmer Street side so people coming from the cruise ships can easily walk past.	<p>Noted. Detailed design work is still to occur to determine the extent and what facilities are able to be incorporated into the design of the public realm.</p> <p>The development scheme includes provision for a 5.9km Waterfront Promenade which would wrap around both sides of Ross Creek.</p>	N	Not applicable.
<p>PDA-wide criteria</p> <p>Sustainability</p>					
50.	Support for ecologically sustainable design	Submitter notes the importance of the ecologically sustainable building technologies, construction materials and recycling processes in all phases of the development.	The PDA-wide criteria supports development which responds to Townsville's Dry Tropics climate and facilitates sustainable built form outcomes through energy efficient climate-responsive design and development incorporates innovation in sustainability and new technologies, such as the integration of solar generation in built form and public realm, district cooling, green roofs and walls or other sustainable landscape elements, recycled water service and waste recycling service and does not unreasonably constrain future provision for integration with innovative public infrastructure.	N	Not applicable.
51.	Increased support for green building design	Submitter suggests increased support for green building design.	The importance of sustainable design is noted in the Vision and the PDA-wide criteria, which is required to be addressed in the assessment of development applications.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
52.	Support for green design benchmark	Submitter suggests a benchmark for sustainability and green buildings is established.	The Vision and PDA-wide criteria note the importance of sustainable design. May be considered as part of the Design guidelines noted in the Implementation strategy.	N	Not applicable.
53.	Support greenery and green design	Submitter notes that they would like to see more greenery, buildings with green walls. This will reduce the heat sink effect in the CBD and reduce costs for businesses.	The development scheme encourages innovative building design for the tropical Townsville climate.	N	Not applicable.
54.	Design outcomes not achievable	Submitter notes that Section 3.4.3 includes a number of outcomes which may not be achievable. In particular, Section 3.4.3(g). These types of design outcomes should not be a mandated requirement for all future development.	The development scheme is a performance-based plan intended to be flexible and provide for innovation and alternate solutions. Negotiations between the applicant and assessment manager allow for various design options to be discussed through the development assessment process.	N	Not applicable.
PDA-wide criteria Street and movement network					
55.	Against heavy traffic in heritage suburbs	Submitter notes the traffic needs to be thought about as to downgrade heavy traffic in heritage suburbs (South Townsville).	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
56.	Supports link to The Strand	Submitter notes that they support linking the Waterfront to The Strand and that it should include picnic tables, benches and BBQs and that it should not be like Flinders Street East.	The Vision and PDA-wide criteria identify the importance of linking the Waterfront Promenade with The Strand. The Structural elements make provision for a 30m wide multi-use infrastructure corridor to improve open space and pedestrian connectivity, whilst Precinct 5 – Research and Tourism and Precinct 6 – Ocean Gateway prescribe high quality landscaping and the potential for a plaza area at the end of The Strand. These outcomes are integrated into the key projects within the Infrastructure plan, in particular the place-making projects which support the development scheme's Strategic vision.	N	Not applicable.
57.	Support for light rail	As it is a project for the future it needs to support light rail to move more people.	The development scheme includes a long-term vision to investigate connection to a new station platform; however, a light rail is outside the scope of the project.	N	Not applicable.
58.	Support for an additional pedestrian crossing	Submitter suggests provision of a pedestrian bridge from Archer Street to Kelleher Place.	The Implementation strategy includes a 4-7 year vision to investigate a pedestrian/cyclist bridge linking Plume Street to Flinders Street Plaza. The location of the pedestrian bridge will be strategically selected to limit impacts on vessels moored in the Ross Creek.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
59.	Support for safer cyclist connections	Submitter notes a desire for better and safer cyclist connections between outer suburbs, city and new development.	The PDA-wide criteria identifies the establishment of a Waterfront Promenade which connects to the wider active transport network (pedestrian and cycling) and public transport network. Furthermore, the development scheme seeks to strengthen links between the broader active transport network and key destinations and transport generators such as Reid Park, the Ross River Parkway and The Strand.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
60.	Support for parking or better public transport	Submitters note that more parking or better public transport (bus/train/tram/ferry) is required.	<p>The development scheme will provide opportunities to provide relevant car parking as well as help to promote public transport.</p> <p>Car parking associated with private development will be provided in accordance with the requirements of the Townsville City Plan.</p> <p>The PDA-wide criteria requires development to reinforce the provision of public transport infrastructure, and ensure public transport routes and infrastructure are constructed to a standard appropriate to accommodate the intended use, including footpaths treatments and facilities for the amenity and comfort of users.</p> <p>One of the key structural elements of the development scheme is to enhance pedestrian connections with existing and planned public transport nodes, including the DTMR's CBD bus interchange. This project is identified as one of the key projects under the Implementation strategy to be delivered to provide a higher standard of service across the PDA and CBD more broadly.</p>	N	Not applicable.
61.	Encourage innovative solutions to car parking requirements	Submitter notes that innovation in addressing car parking requirements should be encouraged.	Innovative urban and building design is encouraged as a whole within the PDA and will be managed through the development assessment process.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
62.	Lack of car parking for growth	Submitter notes that the PDA does not address the critical need for CBD parking in response to population growth.	The parking rates required are as per the Townsville City Plan which has been extensively researched using latest statistics. Each development will be required to demonstrate how the car parking demand has been met on the site.	N	Not applicable.
63.	Support for less car use in the CBD	Submitters note that people who live in the city do not necessarily need cars. The PDA should be designed to discourage car ownership for the good of individuals and community. Development in the PDA should not mandate a certain number of car parks.	The regulation of vehicle ownership is outside the scope of the development scheme. The development scheme however strongly promotes active transport and public transport opportunities to reduce car dependence.	N	Not applicable.
64.	Parking outcomes not achievable	Submitter notes that parking rates do not reflect the current approval for Central. Rates included in Townsville City Plan are in some instances high and do not reflect the actual parking demands for development within the CBD and waterfront area.	As per the Townsville City Plan, the parking rates policy provides a guide to car parking requirements. Through the development assessment process, car parking rates can be negotiated, using supportive evidence to demonstrate the actual car parking demand.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
65.	Delivery of promenade outcomes unclear	Street and movement network (3.4.4 a-i). Outcomes require the creation of the Waterfront Promenade, connectivity to the waterfront, boardwalks and pontoons. Unclear whether these outcomes relate to developers/individual developments or whether these outcomes are achieved by investment from TCC.	It is noted in the Infrastructure plan that infrastructure not identified in the Infrastructure Charging Offset Plan (ICOP), including placemaking infrastructure, will be funded through alternate revenue resources. Where an individual development may benefit from these placemaking infrastructure opportunities may exist to negotiate an outcome, for example via an Infrastructure Agreement, which would be considered on a case-by-case basis.	N	Not applicable.
66.	Traffic and parking will be an issue	Submitter notes that traffic and parking will be an issue, and traffic network needs to be managed to for increased traffic flow.	<p>The development scheme will promote development that delivers efficient street and movement networks for all users with a clear structure, in accordance with the network hierarchy.</p> <p>The development scheme also provides opportunities to develop a Waterfront Promenade which connects to the wider active transport network (pedestrian and cycling) and public transport network to provide an alternative to using motor vehicles.</p> <p>The development scheme applies parking rates in accordance with the Townsville City Plan.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
67.	Transport reliant on road (cars, bus)	Submitter notes the reliance upon road for bus and private cars. The limited transportation corridors have strangled the CBD.	The PDA-wide criteria identifies that development in the PDA connects to the wider active transport network (pedestrian and cycling) and public transport network and ensures development reinforces the provision of public transport infrastructure, and ensures public transport routes and infrastructure are constructed to a standard appropriate to accommodate the intended use. This will provide an opportunity to develop public transport opportunities to service the PDA and wider Townsville CBD. Furthermore, future development within the PDA will provide efficient and safe creek, water's edge, and street and movement networks for all users with a clear structure, in accordance with the network hierarchy which will assist in maximising the network's effectiveness and appropriately separate potential conflicting users such as pedestrian, vehicle, ferry, trailer and bus traffic.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
68.	Unresolved traffic, public transport and parking issues	<p>Unresolved constraints appear to include:</p> <ul style="list-style-type: none"> - Traffic management and network planning in and out of PDA. - Public transport network (hub and interchange). - Fully resolve all issues or construct a framework for reference to work within. - Little clarity or options exist for parking provision to allow development to occur. - There are no stated options for alternative provision of parking. <p>Develop and publish alternate options for delivery of parking for new development. Should consider off site, dual uses etc. Develop and publish a parking management plan for the PDA and wider CBD.</p>	<p>Constraints on land will be required to be managed through the development assessment process, where a proposal is considered and the relevant research done to demonstrate that the constraint is able to be managed in context of that proposal.</p> <p>As per the Townsville City Plan, the parking rates policy provides a guide to car parking requirements. Through the development assessment process, car parking rates can be negotiated, using supportive evidence to demonstrate the actual car parking demand and alternative solutions to meeting demand.</p> <p>Pre-lodgement is an important part of the assessment process and EDQ and TCC looks forward to working with applicants as early as possible in the process to address these types of constraints or concerns.</p>	N	Not applicable.
69.	Priority for Plume Street connection	<p>Submitter notes that the Plume Street bridge would be the logical first significant connection.</p>	<p>Noted. The Plume Street bridge is a vital connection in the overall pedestrian and cycle network and is identified as a key project under Part 5 – Implementation strategy. The delivery timing allocated to this project is 4-7 years.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
70.	Wider transport strategy required	<p>Submitter notes that more detail is required on public transport connectivity beyond the PDA.</p> <p>A clear and comprehensive transport strategy is required for the wider CBD.</p> <p>Bus interchange to be located in Ogden Street.</p>	<p>Land outside of the development scheme will be regulated by the Townsville City Plan which provides sufficient strategic direction around the ultimate transport networks.</p> <p>The preferred location of the Bus Interchange will be determined in consultation with the DTMR.</p>	N	Not applicable.
71.	Objects to Iconic pedestrian bridge	<p>Submitter objects to the proposed pedestrian bridge between Plume Street and Wickham Street as it will eliminate opportunity for super yachts to access upstream berths.</p> <p>Suggests a pedestrian bridge between Mick Curtain Park and Breakwater Road.</p>	<p>The proposed movement network improves access to the waterfront and public realm through pedestrian waterfront links and a connected Waterfront Promenade on both sides of the Ross Creek. This includes the provision of additional across-water links in the form of new pedestrian and cycle bridges in strategic locations where best to improve overall CBD connectivity and access to public transport facilities.</p>	N	Not applicable.
72.	Support for pathways	<p>Submitter suggests that instead of boardwalks that everybody has, there could be paths along the banks, walkways about the canopy and replace decking through the forest at low tide.</p> <p>The best part is the price tag. A beautiful riparian zone would cost almost nothing to establish and would be largely self-maintaining.</p>	<p>The establishment of boardwalks and pathways is appropriate to facilitate access by all persons and their impacts are able to be managed and planned.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
73.	Support for parking for visitors	Submitter notes that there is a need for reasonable access to public parking for visitors.	All future development included within the PDA will be required to provide parking facilities as per the relevant requirements. Furthermore, the development scheme promotes and encourages the development of public transport opportunities and infrastructure as well as providing a Waterfront Promenade which connects to the wider active transport networks (pedestrian and cycling) both within the PDA and connects to the Townsville area.	N	Not applicable.
75.	Supports more car parking in city	Submitter notes that there is a need for more car parks for stadium and city.	Development throughout the PDA will require delivery of additional car parking for both public and private use and will form part of a broader strategy for the CBD.	N	Not applicable.
76.	Supports connectivity of promenade	A single main pedestrian promenade should be created connecting The Strand with the Ross River Parkway at the Boundary Street/Ross Creek bridge.	The PDA-wide criteria promote the provision of connections which link to the broader active transport network and key destinations and transport generators such as Reid Park, the Ross River Parkway and The Strand.	N	Not applicable.
77.	Supports bike paths	Submitter notes a need to pay attention to bike paths. They need to continue uninterrupted from the river to The Strand.	The PDA-wide criteria promotes the provision of connections which link to the broader active transport network and key destinations and transport generators such as Reid Park, the Ross River Parkway and The Strand.	N	Not applicable

PDA-wide criteria
Natural environment

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
78.	Supports retention of mangroves and parkland	<p>Submitters note they support the retention of mangroves and existing parklands.</p> <p>Noted that retention of mangroves will provide for education, aesthetics, cost-effectiveness, storm surge management and heat reduction.</p>	<p>An investigation into the mangroves and natural assets within the PDA was undertaken to inform the development scheme. In general, mangroves will be protected and maintained, however, some will require removal or pruning to permit the construction of boardwalks and other assets to improve access to the water. The most significant mangrove areas will be retained as important assets for appreciation and ecological function. Parklands and open space will be a key feature throughout the PDA.</p>	N	Not applicable.
79.	Supports better amenity and water quality of Ross Creek	<p>Submitters note that the commercial attractiveness of this development is totally dependent on Ross Creek becoming less of an eye sore.</p> <p>Storm water protection systems will need to be part of the development.</p> <p>We need to keep the water in the Townsville City Waterfront PDA clean.</p>	<p>Ross Creek is a tidal waterway and is a dynamic marine environment that changes over time with the tides. As part of the implementation strategy, works will be investigated and undertaken to improve the length of the water's edge of Ross Creek, at the same time building higher levels of amenity. Stormwater infrastructure, including those based on Water Sensitive Urban Design principles will underpin this design response. The water quality of Ross Creek is generally considered clean, but it is noted that historical land uses along this creek have contributed to some levels of contamination. These issues will be investigated and strategies put in place to improve the overall Ross Creek system.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
80.	Design of boardwalks and mangrove retention	Submitter notes that the draft plan has boardwalk on one side and concrete retaining wall on the other. Keep the mangroves on both sides. Would be better to have a boardwalk on both sides for the ecology of the creek - more attractive.	The design of the promenade along Ross Creek is yet to be finalised. Portions will be concrete in order to achieve a particular outcome as well as to manage engineering requirements. Mangroves throughout the PDA will largely be retained. There will be some removal and pruning in selected areas to establish boardwalks and other development outcomes. Mangroves have been recognised in the development scheme as an asset for protection, not only for recreational benefit, but for their intrinsic and environmental function.	N	Not applicable.
81.	Support for sediment testing	Submitter notes that there will be a thorough level of sediment testing done in Ross Creek in regards to current or historical contamination before any proposed reclamation works.	Testing for contamination will be required during the various investigations and as part of the development application process.	N	Not applicable.
82.	Supports increased water levels in Ross Creek	Submitter notes that during low tide there are large mudflats with little water. To ensure that the proposed development remains a waterfront, measures should be in place to manage water levels e.g. re-establishing access with Ross River or dredging to increase the capacity, with the aim to have at all times a large body of water.	As part of the development scheme Implementation strategy, an investigation is planned to review the possibility of dredging upstream of Lowths Bridge to enable access by small water craft. At this time, there are no plans to establish a tide control system within Ross Creek or to reconnect the Ross Creek with Ross River due to the significant costs in undertaking this work.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
83.	Supports Water Sensitive Urban Design	Submitter notes that Water Sensitive Urban Design (WSUD) and integrated Urban Water Management best practice principles should be applied to any development along the Ross Creek, especially if we want to be world class.	The principles of Water Sensitive Urban Design are one of the adopted methods for the treatment of stormwater across the PDA and are applied to each development as necessary.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
84.	Siltation problems	<p>Submitter notes the lack of understanding of the Creek waterway and the 3.5m difference between high and low tide is a worrying factor in assessing the proposal. Ross Creek was once connected to Ross River. The rail bridge and Lowths Bridge were then constructed and Victoria Bridged stopped opening. Siltation has choked the Creek since 1970.</p> <p>Lowths Bridge upstream shown in fly-over with 6 arches actual bridge has 4 arches. Water level to bridge and adjacent terrain is notably incorrect elevation.</p> <p>Upstream from Lowths Bridge - siltation problems.</p> <p>Downstream from Lowths Bridge - Heavy siltation. Mud is not trafficable.</p>	<p>As part of the development scheme's Implementation strategy, there are several investigations to be completed to further inform detailed design of key projects. These include geological, geomorphological and further Ross Creek specific studies on Ross Creek.</p>	N	Not applicable.

PDA-wide criteria
 Development constraint and public safety

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
85.	Support for risk mitigation	Submitter notes the need to consider and mitigate for flood, storm surge and other risks.	Development decisions made under the development scheme will be informed by the constraints mapping found in Schedule 4. The constraints mapping identifies natural hazards within the PDA, including flooding and coastal hazards. These mapping elements will ensure that developments affected by natural hazards provide an appropriate design response to manage and mitigate the hazard.	N	Not applicable.
86.	Concern for noise	Submitter notes that they are concerned about higher noise levels within CBD due to more foot traffic, vehicles, stadium events and trains due to Port expansion. Noise levels need to be addressed.	Section 3.4.6 of the development scheme contains provisions which manage and minimise impacts on sensitive uses through design and siting, including sources of noise from transport corridors and port activities and activities in the culture and entertainment precinct.	N	Not applicable.
87.	Reporting of tall structures in the vicinity of airports and military airfields	The submitter notes that tall structures are now to be reported to Airservices Australia (and not the RAAF Aeronautical Information Service).	Noted. The Defence (Areas Control) Regulation (DACR) is a Commonwealth regulation under the <i>Defence Act 1903</i> and will continue to apply to all development within the PDA. Development which exceeds certain heights in proximity to airport operations will still require a separate assessment process as a function of the Department of Defence. These requirements are outlined in the development scheme under Section 3.4.6 – Development constraints and public safety, footnote 20.	Y	Footnote amended to reference Airservices Australia.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
88.	Bird and bat strike zone requirements	The submitter is concerned that the PDA does not include provisions to consider wildlife strike risk. Recreational uses such as sports field facilities, park/playground and picnic grounds represent a moderate wildlife hazard risk, where such uses are to be located within 3km to 8km of a runway.	Concerns around wildlife strike risk are acknowledged.	Y	An additional provision has been included in PDA-wide criteria Section 3.5.6 (and Schedule 3 mapping) of the development scheme to
89.	Resolve constraints in the development scheme	<p>Submitter notes that there should be work to resolve constraints in the planning stages rather than through development assessment e.g. resolving state interests, traffic modelling being required by individual applicants, new Coastal Management District, storm tide and erosion prone area mapping, response to climate change, commonwealth interests such as native title, GBRMP.</p> <p>Submitter questions applicability of GBRMPA for development within the PDA.</p>	<p>Constraints on land will be required to be managed through the development assessment process, where a proposal is considered and the relevant research done to demonstrate that the constraint is able to be managed in context of that proposal. Pre-lodgement is an important part of the assessment process and TCC looks forward to working with applicants as early as possible in the process to address these types of concerns.</p> <p>Federal matters are not able to be addressed by the development scheme under the <i>Economic Development Act 2012</i>; however, s3.2.10 identifies that other legislation may apply, such as the <i>Great Barrier Reef Marine Park Act 1975</i>.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
90.	Need for an acoustic plan	<p>Submitter notes noise levels are unbelievable. Acoustic plan is needed. The noise bounces off Castle Hill.</p> <p>Noise - acoustic plan required to manage reverberated noise from Castle Hill, trains and live music.</p>	<p>Section 3.4.6 of the development scheme contains provisions which manage and minimise impacts on sensitive uses through design and siting, including sources of noise from transport corridors and port activities and activities in Precinct 3 - Culture and Entertainment precinct.</p> <p>Acoustic reports for noise from Castle Hill are outside the scope of the development scheme.</p>	N	Not applicable.
91.	Noise mitigation due to rail noise	<p>The train line needs to be removed or entirely enclosed to stop the noise. 100m is not enough of a setback.</p>	<p>As per the State Government's recently amended designated transport noise corridor mapping, Map C 02 has been amended to show the adjacent rail line as a transport noise corridor, which will ensure future development considers rail noise as part of the development assessment process.</p>	Y	<p>Map C 02 Noise Corridors and Essential Maritime Infrastructure has been amended to show identify the designated transport noise corridor along the rail line alignment.</p>
92.	Underground parking not available	<p>Submitter notes that underground parking is not available as a result of the land being in close proximity to the waterfront.</p>	<p>The development scheme highlights that any underground car parks are designed to prevent the intrusion of storm tide waters or flood waters by the incorporation of a bund or similar barrier above the defined storm tide event level and with a minimum height of 300mm above the defined flood level.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
93.	Resilience to rising water table and coastal inundation	Submitter notes the need to safeguard built infrastructure against rising water table and coastal inundation.	Infrastructure throughout the PDA will be designed to be resilient to the effects of coastal inundation. Furthermore, as part of the Implementation strategy, investigations will be undertaken for the construction of a storm tide gate at the southern end of The Strand. This infrastructure will be able to close and protect the waterfront from storm tide inundation.	N	Not applicable.
94.	Managing the operation of venues in close proximity	The submitter notes that the proximity of the proposed venues may negatively impact on each other and will need to be managed.	The development scheme has been developed inclusive of precincts that guide where future land uses within the PDA are preferred.	N	Not applicable.
95.	Support for storm tide barrier	Submitter notes that the storm tide barrier is essential to protect all proposed future development upstream of infrastructure corridor at end of The Strand and must be given priority. Plan to maintain access to Yacht Club Marina.	The development scheme establishes regulatory controls which ensure development is designed and located to minimise the risk to people and property from natural hazards.	N	Not applicable.
96.	Access to Flinders Street East bank	Submitter notes that access for emergency services to Ross Creek on the Flinders Street East bank is a public safety issue (it is difficult for emergency services to access the water in the event of an accident).	Noted. The proposed movement and public realm network improves overall access to the waterfront.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
PDA-wide criteria Infrastructure					
97.	Prohibitive infrastructure requirements	Submitter notes that infrastructure requirements may be prohibitive. Need certainty on what is required for each DA before it is lodged, including: Traffic, parking, services, boulevard easements/access, harbour/coastal management.	Pre-lodgement is an important part of the assessment process and EDQ and TCC looks forward to working with applicants as early as possible in the process to address these types of constraints or concerns.	N	Not applicable.
98.	Resolve infrastructure constraints in the development scheme	Submitter notes that unresolved constraints appear to include: <ul style="list-style-type: none"> - Revetment wall fronting waterways heritage and native title issues - Storm water network capacity - Fully resolve all issues or construct a framework for reference to work within perhaps using a risk mitigation methodology. 	Constraints on land will be managed through the development assessment process, where a proposal is considered and the relevant research done to demonstrate that the constraint is able to be managed in context of that proposal. Pre-lodgement is an important part of the assessment process and EDQ and TCC looks forward to working with applicants as early as possible in the process to address these types of constraints or concerns.	N	Not applicable.
Precinct provisions All precincts					

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
99.	Review levels of assessment	Review and reconcile use triggers within Townsville City Plan with those of the PDA to ensure that business and economic development in the broader CBD area is not compromised.	The levels of assessment tables have been reviewed to ensure consistency with the vision and intent of the PDA.	Y	Some adjustments have been made to levels of assessment tables in various Precincts provisions where appropriate.
100.	Encouragement of education institution and student accommodation	Submitter suggests that an education institution and student accommodation should be encouraged to create a college city.	The development scheme provides opportunities to develop educational establishments as well as student accommodation within Precinct 1 - City Waterfront Gateway, Precinct 4 - City Reach and Precinct 5 - Research and Tourism.	N	Not applicable.
101.	Does not support high-rise and recommends building heights be limited	<p>Submitter suggests to not allow high-rise buildings.</p> <p>Submitter notes that building heights should be no more than 8 storeys throughout the PDA.</p> <p>Submitter notes that building heights should be limited to 5 storeys along the waterfront.</p>	<p>It is noted that the development scheme provides opportunities for varying heights. The varying heights in each precinct promotes a well-balanced streetscape and enables development to blend well with the established heights within the CBD and surrounding areas whilst maintaining financially viable developments.</p> <p>Increasing density in the CBD is part of TCC's infill strategy which seeks to harness the urban footprint and focus on creating urban lifestyle opportunities for inner city living.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
102.	Limit sales office GFA	Submitter suggests there is no difference in the allowable GFA for sales offices. Suggests a total of 50sq metres be used for all sales offices in all precincts.	This is not considered a risk, and is not applied elsewhere in the city under the Townsville City Plan.	N	Not applicable.
103.	Support for pop-up events and farmers market	<p>Submitter suggests pop-up events and government support for temporary pop-up retailers in currently vacant buildings in areas adjacent to Precinct 1, Precinct 3 and Precinct 4.</p> <p>A permanent farmers market is encouraged to support residents in neighbouring areas as well as attract tourists to this end of town. Parking can be addressed in this area as well to encourage use.</p>	<p>Areas outside of the PDA are outside the scope of the development scheme.</p> <p>Precinct 1 - City Waterfront Gateway identifies preferred land uses including opportunities for community services and spaces for community events (including temporary events), creative industries such as performing arts, artisan markets and incubator businesses.</p>	N	Not applicable.
104.	Support for low-rise buildings and tropical design	Submitter suggests keeping developments reasonably low-rise. Not 15 storeys as rumoured. Don't make it the same as everywhere else. Developers could create a tropical theme. No cheap copies of southern, black roofs, small windows, etc.	Building heights within the development scheme will vary from low-rise development to developments with heights of 12 storeys. The proposed heights will help to invigorate the CBD and assist in achieving 30,000 people living, working and playing in the CBD by 2030.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
105.	Support for limits to retail and office extent to protect CBD	<p>Submitter notes that no constraint or control on retail and office uses existing within the PDA will lead to further erosion of CBD market conditions.</p> <p>Further dilution of demand has the potential to relegate the CBD to even larger vacancy rates and spread of the unviable economic conditions. A staged approach will give certainty to existing planned development in the Townsville CBD.</p> <p>Limit the per application size and gross total amount of retail and office space that will be approved within the PDA.</p> <p>Stage and link the increased population density occurring within the PDA.</p>	<p>The precinct provisions indicate where development is of small-scale nature, or the intensity of the use may be managed through building parameter guidelines.</p> <p>The Vision statement of the development scheme stipulates that large-scale civic investment, enhancement and place enabling projects will reinforce the primacy of the CBD. One of the key drivers pertaining to the development scheme is to play a transformational role in achieving 30,000 people living, working and playing in the wider CBD by 2030 by trying to encourage development that will in turn benefit the greater CBD rather than further dilute it. Where it does not meet this objective and is seen to compete this would be addressed through the development assessment process.</p>	N	Not applicable.
106.	Supports mixed use	Submitter notes they support the mixed use approach within precincts.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
107.	Supports research, tourism and student work force	<p>Submitter suggests commitment to delivery of world-class research and tourism opportunities through JCU, including links to the culture of the Australian Aboriginal and Torres Strait Islander peoples.</p> <p>Provision of a critical mass of students working in the CBD.</p> <p>Ensure links between Precincts 5 and 7 to attract local and international tourists.</p>	<p>The PDA-wide criteria aims to achieve sustainable urban design outcomes including the development of a Waterfront Promenade which connects to the wider active transport network (pedestrian and cycling) and therefore ensures the Waterfront Promenade is connected to and provides for the public to access, experience and enjoy the water's edge. This will ensure that connectivity exists for developments both within and outside areas governed by the development scheme.</p>	N	Not applicable.

Precinct provisions

Precinct 1 City Waterfront Gateway

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
108.	Supports re-use of heritage railway buildings	<p>Submitter support the re-use of heritage rail buildings. Railway interest groups could establish engines, carriages and memorabilia.</p> <p>Noted that the sheds could be re-used for a museum or markets.</p>	<p>The Townsville Railway Station and North Yards Railway Workshops are registered under State Heritage (place reference no. 600906). These buildings are located within Precinct 1 - City Waterfront Gateway where the PDA-wide criteria require development within this precinct to provide for the enhancement and adaptive re-use of the Heritage Railway Station and, where feasible, for the former rail workshop buildings. It also ensures that development does not destroy or substantially reduce the cultural heritage significance of the Heritage Railway Station unless there is no prudent and feasible alternative to carrying out the development. Furthermore, the PDA-wide criteria ensures development anywhere within the PDA retains, reuses or complements places of local and state heritage significance.</p>	N	Not applicable.
109.	Watercraft connection from Precinct 1 to Magnetic Island	<p>Submitter suggests a need to be able to get to Magnetic Island by watercraft from Precinct 1. Need to re-join creek with rivers in Precinct 1.</p>	<p>Access by watercraft to Precinct 1 – City Waterfront Gateway from Magnetic Island is limited by the existing creek crossings (rail, road). There are no plans to remove these bridges or structures other than to maintain the existing waterway access. The reconnection of Ross Creek to Ross River is not proposed due to the historical use of the land used to separate to the two water systems.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
110.	Support for pedestrian networks and on-water tourist activities	<p>Please consider the transport requirements to ensure free flow of pedestrian traffic in the areas.</p> <p>Water-based transport like small electric powered ferries would be convenient. Other tourist-friendly options would be a gondola crossing from the end of The Strand to the Metropole.</p>	<p>The PDA-wide criteria promotes the establishment of a Waterfront Promenade which connects to the wider active transport networks (pedestrian and cycling) and public transport networks as well as providing efficient and safe creek, water's edge, street and movement networks for all users with a clear structure, in accordance with the network hierarchy.</p> <p>The PDA-wide criteria also require development to contribute to an integrated, high-quality open space network that caters for a variety of functions and experiences both on land and on the water. This may include future water-based transport infrastructure and services.</p>	N	Not applicable.
111.	Supports pedestrian connectivity in Precinct 1	<p>Please ensure the access for pedestrians and cyclist is continuous throughout this precinct.</p> <p>Try and connect pedestrian and cyclist access from The Strand through to the Ross River pathway behind Office Works to finally complete Pallarenda to Ross River Dam for active transport.</p>	<p>The PDA-wide criteria seek to establish a Waterfront Promenade which connects to the wider active transport network (pedestrian and cycling) and public transport network. This includes strengthening links between the broader active transport network and key destinations and transport generators such as Reid Park, the Ross River Parkway and The Strand.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
112.	Support for boating facilities	Submitters suggest removal of the mangroves and put in a boat terminal/residential recreational boating bays for hire to local residents.	The development scheme will regulate development within the PDA, including particular types of development like recreational boat facilities and any removal of mangroves.	N	Not applicable.
113.	Supports completion of Ceremonial Corridor	Submitter notes that the Ceremonial Line Walkway and Flinders Street West footpath and landscaping should be finished off as a demonstration project illustrating the design expectations of future developments	The Ceremonial Corridor is an important structural element of the development scheme with the precinct intent to extend the corridor through the historic rail workshops area and provide connectivity between Ross Creek and Flinders Street, as detailed under the PDA-wide criteria. TCC has already committed to the delivery of key projects identified through the Infrastructure plan and will consider partnership funding models and alternative revenue sources available for future works to ensure the development scheme Vision is achieved.	N	Not applicable.
114.	Ceremonial corridor design	Submitter notes that there are some heritage artefacts and signage to commemorate the significance of rail to Townsville. The pedestrian way parallel to Flinders Street should be continued along the length of the precinct.	The retention of pedestrian connectivity will occur through the extension of the Ceremonial Corridor as well as a pedestrian connection from the Precinct 1 – City Waterfront Gateway to the Townsville Railway Station.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
115.	Supports open frontage to Ross Creek	Submitter notes that the Ross Creek waterfront has been blocked by the recent development. This part of the creek is required to be open.	Within Precinct 1 – City Waterfront Gateway it is also the intent to ensure development includes views and pedestrian access between heritage buildings and Ross Creek through the creation of public open space and a plaza as well as waterfront dining, outdoor performance and cultural function opportunities.	N	Not applicable.
116.	Precinct 1 requires public transport connection	Submitter notes that The western end of Precinct 1 – City Waterfront Gateway is not suitable for further high-density residential development without some form of precinct public transport.	Noted.	N	Not applicable.
117.	Support for arts facilities in Precinct 1	For the development scheme this would be best addressed by establishing a community visual arts precinct and also a regional art gallery. A community visual arts precinct would be best located at the old Railway workshop site.	Future development of the Northyards Railway workshop is not yet finalised and is subject to further detailed review. The development scheme proposes a civic area in the designated 'Central Park' which forms part of Precinct 3 - Culture and Entertainment, including public art facilities and gallery.	N	Not applicable.
118.	Noting of Preliminary approval	Submitter notes that a Masterplan and Preliminary approval overriding the planning scheme apply to the Central development area.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
119.	Potential management issues	Submitter notes that the broad nature of the precinct with has the potential to create issues for the future management of this project.	Noted.	N	Not applicable.
120.	Inadequate precinct intent	Submitter notes that the precinct intent does not adequately reflect the mixed use nature of the precinct.	It is noted in the precinct intent that the precinct will provide high-density residential supported by mixed uses. It is considered that this allows for the mix of uses intended, however maintaining that infill high-density residential development is a key part of the precinct.	N	Not applicable.
121.	Broaden land uses	Submitter notes that the precinct land uses do not include all of the uses intended within Precinct 1.	The preferred land uses have been broadened to include entertainment activities.	Y	Entertainment activities have been added to the list of Preferred Land Uses for Precinct 1.
122.	Unclear infrastructure requirements	Submitter notes that the Connectivity, Public Realm and Water's Edge provisions in Section 3.5.2 are unclear as to the level of infrastructure that is required to achieve these outcomes.	Future release of a Design Guideline will assist in clarifying infrastructure expectations. Provision f. regarding visitor parking has been removed as this will be managed via PDA-wide criteria.	Y	Deletion of point f.in Section 3.5.2 Connectivity, Public Realm and Water's Edge.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
123.	Building heights inconsistent with preliminary approval	Submitter notes that the specified building height is inconsistent with the proposed preliminary approval.	Building heights are noted as generally up to 12 storeys. This provides consistency with other similar higher density areas in the city. The flexibility in assessment and performance based nature of the document does not restrict buildings to this and allows negotiations through the assessment process. SPA preliminary approvals may also be considered when deciding applications against the development scheme.	N	Not applicable.
124.	Cannot achieve all buildings as active	Submitter notes that it is not achievable for all development within Precinct 1 to provide 'active' uses at ground level.	The provision does not require that all uses are 'active' but notes that there is an interface which encourages pedestrian movement and activity. It is not intended that this mean all uses are 'active'. This may be interpreted in the design of the interface, for example in terms of materials, articulation and finishes used.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
125.	Include more self-assessable uses	<p>Table 1 Precinct 1 - City Waterfront Gateway Levels of Assessment, Proposed Level of Assessment table does not include any self-assessable uses (other than an Educational Establishment). A existing development approval issued by TCC provides for a range of uses which to occur subject only to self-assessment (primarily uses within and existing building). The removal of this flexibility will effectively result in discouraging development.</p> <p>Suggested to include a number of self-assessable uses where they are located within an existing building and where that building is not a heritage building.</p>	The Table of assessment for Precinct 1 – City Waterfront Gateway has been reviewed and amended to allow more flexibility for self-assessable uses.	Y	The Table of assessment for Precinct 1 has been amended to allow more flexibility for self-assessable uses.
126.	Agree with Precinct 1 as high density residential nature	<p>Submitter notes that they agree with plan to continue existing high-density urban.</p> <p>No value in retaining old railway maintenance sheds which are an eyesore when viewed from the Townsville Railway Station Platform.</p>	The network of proposed precincts will establish a strategic land use pattern providing a mix of complimentary uses and public space, including high-density residential products. Precinct 1 - City Waterfront Gateway includes the former railway maintenance sheds and promotes a diverse mix of high-density residential, commercial educational and retail uses as well as community uses, cultural activities and creative industries.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
127.	Supports re-use of historic railway bridge	Revitalise the old railway bridge connecting to the proposed stadium site on the northern bank.	Further, planned upgrades to the heritage rail bridge for pedestrian purposes are detailed in the Infrastructure plan and Implementation strategy.	N	Not applicable.
Precinct provisions Precinct 2 Waterside Living					
128.	Issue providing car parking for units	Foresees issue providing enough car spaces for number of units.	The development scheme refers to the parking provisions of the Townsville City Plan, which provides a consistent approach to development across the city.	N	Not applicable.
129.	Precinct 2 not a priority	Submitter notes that the precinct is a long way in the future and to develop other areas first.	The development scheme is a strategic vision document with a long-term planning horizon. This includes the staged sequencing of key projects over time within the context of the greater City environment.	N	Not applicable.
130.	Building parameter table	Submitter questions why are there setback parameters for this precinct for medium to high density?	Setbacks introduced under Precinct 2 – Waterside Living will be performance-based outcomes to ensure built form addresses both the waterfront and the street and provides for an attractive pedestrian-friendly environment at street level, as detailed under Section 3.4.1 - Urban design.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
131.	Noise and traffic in the precinct	<p>Submitter notes that Precinct 2 is a noisy precinct. High-rise developments that overlook the V8's and proposed stadium may or may not be at odds with the sporting venues.</p> <p>High volume private vehicle connection to Saunders Street is complicated by the railway overpass bridge. The intersection of Saunders and Boundary Streets is a congested spot at present.</p>	<p>Please note that any future development within Precinct 2 - Waterside Living would be required to address any acoustic issues as part of the planning approval process.</p> <p>Further studies will also be required with respect to traffic as further development within the PDA occurs.</p>	N	Not applicable.
<p>Precinct provisions Precinct 3 Culture and Entertainment</p>					
132.	Supports integrated stadium and entertainment centre (ISEC)	<p>It should fit in nicely with a stadium and entertainment precinct.</p> <p>The ISEC is absolutely essential to stimulate urban renewal and must be supported and included as a key infrastructure project within the PDA.</p>	<p>Noted.</p> <p>The development scheme includes provisions to facilitate the establishment of an Integrated Stadium and Entertainment Centre.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
133.	Supports mix of uses in precinct	<p>Submitters noted support for the following uses:</p> <ul style="list-style-type: none"> - Entertainment centre, cultural space, markets, community space, deck chairs, sculptures, art, interactive art. - Community use, creative industries, artisan markets, etc. 	<p>Precinct 3 - Cultural and Entertainment supports a diverse mix of uses to support the community. The precinct proposes the inclusion of an entertainment centre which will include a convention centre as well as a cultural hub inclusive of art gallery and concert hall.</p> <p>In addition, Precinct 1 - City Waterfront Gateway will provide opportunities for community spaces as well as markets. It is also envisaged that embellishments including street art, tables and chairs will also be provided.</p>	N	Not applicable.
134.	Supports mix of arts, cultural, science and health uses	<p>Submitter notes that they support uses including artistic walkways, multicultural activities, scientific and knowledgeable venues and health and fitness.</p>	<p>The development scheme will establish a Waterfront Promenade which connects to the wider active transport networks (pedestrian and cycling) and public transport networks. Furthermore, the development scheme will promote the establishment of Precinct 3 - Culture and Entertainment that will include cultural and community facilities such as an art gallery, concert hall and performance spaces and will provide opportunities for multicultural activities and artistic walkways and health and fitness opportunities.</p> <p>It also worth noting that scientific and knowledge venues are proposed within Precinct 5 - Research and Tourism including the establishment of allied educational uses such as a centre of excellence for marine studies.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
135.	Supports cultural facility	Submitter notes that a focal point where groups could come together to show their work and share skills would be an asset to the city. Facility needed would be 2 large multi-use spaces and 2 smaller areas for office/store room, small kitchen for tea/coffee and catering for openings. Toilets could be shared if the facility was part of a larger complex.	The development scheme supports the establishment of a mix of new cultural and community facilities in the designated 'Central Park' to support the arts in Townsville. Detailed design work is still to occur to determine the extent and what facilities are able to be incorporated into the design.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
136.	Support for arts and culture facilities	<p>Supports an Art and Culture area which will establish a world-class cultural and creative infrastructure that further capitalises on the region's success.</p> <p>The arts and cultural precinct should include an art gallery, concert hall and performing art centre, a much needed convention centre and aggregated cultural facilities such as an umbrella studio of contemporary arts.</p> <p>Submitters also note various other complementary public facilities as supported such as sculpture gardens, etc.</p> <p>The development scheme notes that constraints on the land, including contamination must be managed prior to development. Investigation works and the development assessment process will assess land contamination matters.</p>	<p>The development scheme supports the establishment of a mix of new cultural and community facilities to support the arts in Townsville.</p> <p>Detailed design work is still to occur to determine the extent and what cultural and community facilities are able to be incorporated into Precinct 3 – Culture and Entertainment.</p>	N	Not applicable.
137.	Supports cabaret bar	Submitters note support for a cabaret bar/theatre restaurant.	The development scheme supports a diverse mix of uses including dining and entertainment opportunities.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
138.	Supports proposed stadium being in the city	Submitter notes that attending football will definitely be easier with the stadium within the city.	Noted.	N	Not applicable.
139.	Supports cultural focus of precinct	Submitter notes that they would rather see the entertainment centre have a cultural rather than a sporting focus.	The proposed Integrated Sports and Entertainment Centre (ISEC) will be part of a larger Precinct 3 - Culture and Entertainment which will be a vibrant, consolidated entertainment and culture node and may comprise of such uses as an art gallery, concert hall and performance spaces as well the ISEC.	N	Not applicable.
139.	Supports state-of-the-art iconic gallery	Submitter notes that they would like to see a state-of-the-art iconic gallery building and sculptural gardens that represent the north which creates a tourist attraction for artist and economic growth in the region.	Noted. The development scheme supports the establishment of a new art gallery which forms a distinctive cultural gateway to the city and notes that development must consider the dry-tropic climate of Townsville.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
140.	Supports new performance spaces outside of the PDA	<p>Submitter notes that there is an urgent need to expand visual arts precincts and space for performing arts.</p> <p>Submitter has commissioned a concept plan to develop Civic Theatre building to include three performance venues of the sizes and quality requested by local audiences. This concept plan is seen by some as outside the PDA zone but according to your brochure this is very unclear.</p>	<p>The development scheme boundary does not include the land which includes the current Civic Theatre. The development scheme supports the overall growth strategy for Townsville, of which a key objective is to enhance and revitalise the Townsville CBD. The mix of cultural and community facilities proposed in Precinct 3 – Culture and Entertainment provides key facilities to support the outcomes desired for the wider CBD. It is therefore a priority at this time that new facilities promote this wider strategy and are located to be part of the wider CBD area and within the Waterfront PDA.</p>	N	Not applicable.
141.	Support for potters facility	<p>Submitter notes that an association has had a studio for 43 years. They need a large area for kilns, gallery office, etc. The studio is approximately 15m X 10m.</p>	<p>Precinct 3 - Culture and Entertainment, provides opportunity for cultural and community facilities such as an art gallery, concert hall and performance spaces. Furthermore, Precinct 1 – City Waterfront Gateway provides opportunities for community uses and spaces for community events (including temporary events), creative industries such as performing arts, artisan markets and incubator businesses. These precincts may provide an opportunity for the future relocation of the association.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
142.	Culture and entertainment precinct critical	Submitter notes that the culture and entertainment area is critical and a lot of thought needs to be put into getting it right.	It is acknowledged that Precinct 3- Culture and Entertainment is a critical part of the Waterfront PDA. Extensive research, including economic, design and engineering, has been and will continue to be undertaken to investigate the options as well as considering community feedback to best meet the needs of the community.	N	Not applicable.
143.	Supports creek side stage	Submitter notes support for the creek-side stage.	Noted.	N	Not applicable.
144.	Support for dining precinct in Precinct 3	Submitter notes a need for space for a dining precinct / food outlets to establish near or in this precinct.	Development within Precinct 3 - Culture and Entertainment will include cafés, dining as well as entertainment and boutique retail uses. Such uses will be set around the integrated stadium and entertainment centre forecourts and will provide opportunities for a dining precinct. Improved connectivity with Palmer Street will also be considered in future design works.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
145.	Supports cultural identity	<p>Submitter notes that there should be a strong link to the cultural identity of the region.</p> <p>Use of this area for sports stadiums for occasional use limits the potential of this zone and is disconnected to the culture of the broader area.</p>	<p>Please note that Precinct 3 - Culture and Entertainment identifies cultural and community facilities including an art gallery, concert hall and performance spaces for future exhibitions. Within the entire PDA there will be opportunities to establish cultural infrastructure including sculpture and outdoor artwork within open spaces and public areas. The facilitation of an integrated stadium and entertainment centre, inclusive of convention facilities, will provide a consolidated entertainment and culture node.</p>	N	Not applicable.
146.	Does not support stadium	<p>Submitters consider there is no need for a new stadium. The one we have is not fully used now. Maintenance will be a problem.</p>	<p>The stadium provides a further opportunity to invigorate the wider CBD as well as helping to achieve 30,000 people living, working and playing in the CBD by 2030.</p>	N	Not applicable.
147.	Supports sports museum and hall of fame	<p>Precinct 3 - Culture and Entertainment should include space for North Old Sports Museum and Hall of Fame.</p> <p>Sports stadium must operate without cost to Townsville ratepayers.</p>	<p>Precinct 3 - Culture and Entertainment will deliver an integrated sport and entertainment destination inclusive of a stadium, convention facilities, dining, boutique retail, cultural and community facilities and public space all linked to the greater CBD movement network and improved public transport accessibility.</p>	N	Not applicable.
148.	Supports convention centre	<p>Submitter notes the priority should be given to the Convention Centre.</p>	<p>The development scheme is a strategic vision document with a long term planning horizon. This includes the staged sequencing of key projects over time within the context of the greater city environment.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
149.	Ensure parking for precinct	Submitter notes that there must be sufficient provision for parking in Precinct 3 – Culture and Entertainment.	The parking rates required are as per the Townsville City Plan which has been extensively researched using latest statistics. Each development will be required to demonstrate how the car parking demand has been met on the site.	N	Not applicable.
150.	Questions location cultural and community facilities	<p>Submitter notes that there is no firm commitment on the delivery of the stadium.</p> <p>Should this be the location for cultural and community facilities, art gallery etc. Would the reuse of old government building be better?</p>	<p>The stadium is one component of the broader intent to establish an integrated entertainment and culture node. Precinct 3 – Culture and Entertainment has been identified as a suitable site due to land availability, proximity to existing transport networks, car parking facilities and services, connection to the Waterfront Promenade and Central Park.</p> <p>The development scheme does not preclude the adaptive re-use of existing government buildings throughout other precincts for such purposes.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
151.	De-emphasise the stadium	<p>Submitter notes that until a transport study is undertaken with regard to private vehicle parking, bus interchange and possible, rail or tram, there is great concern that a large football event crowd would cause chaos to the existing infrastructure.</p> <p>De-emphasise the stadium.</p>	<p>Further studies associated with future development within the PDA will be undertaken in the future. It is worth noting that one of the main intents of the development scheme is to promote and provide for well-designed networks including the establishment of a Waterfront Promenade which connects to the wider active transport network (pedestrian and cycling) and public transport network and ensuring development reinforces the provision of public transport infrastructure, and ensures public transport routes and infrastructure are constructed to an appropriate standard. Providing pedestrian connectivity within the PDA will enable stadium attendees the option to walk or take public transport to the stadium.</p>	N	Not applicable.
152.	Control of mangroves	<p>Submitter notes that the western bank mangrove infringement needs to be controlled and the mud flats reduced.</p>	<p>In terms of the mangroves, those areas identified as containing High Environmental Values will be retained and improved.</p> <p>Project S8 in Table 12 of Part 5 Implementation strategy includes the preparation of a Marine Plant Management Strategy to manage development and the conservation of marine plants.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
153.	Supports reclamation works Lowths bridge	Submitter notes that the eastern bank triangle of mud flats enclosing the stormwater drains out to the channel beneath Lowths bridge probably should be reclaimed as park land.	Further studies relating to the Ross Creek will be required to be undertaken to determine the relevance of existing mud flats.	N	Not applicable.
154.	Supports stadium being a cyclone shelter	Submitter notes that if stadium proceeds, it should be made with provision to be used as a cyclone shelter if needed.	The idea is a sound principal; however, the form and location of the proposed site would not meet the Queensland Government requirements.	N	Not applicable.
155.	Supports innovation precinct	Use the stadium as an innovation precinct so that it's not just used as a stadium.	The proposed stadium will be located within Precinct 3 - Culture and Entertainment, which include not only an integrated stadium and entertainment centre but also cultural and community facilities such as an art gallery, concert hall and performance spaces. In doing so, the precinct will be a vibrant area that is regularly utilised.	N	Not applicable.
Precinct provisions Precinct 4 City Reach					
156.	Supports iconic pedestrian bridge in Precinct 4	Submitters note that they support pedestrian bridge from Palmer Street to Flinders Street East.	The footbridge will be an important link to provide increased access to the tourism area surrounding Reef HQ as well as connection to The Strand without substantial impacts on the movement of boats in Ross Creek.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
157.	Does not support the iconic pedestrian bridge in Precinct 4	<p>Submitter notes that they are opposed to a walk bridge over creek between Flinders and Palmer precincts as it necessitates removal of the moored boats which is what gives Townsville character and the aesthetics.</p> <p>Proposed walk bridge across creek defeats the object of cruiser/yacht berthing in that area of the creek as shown in artist's impression. The walk bridge is an unnecessary structure as George Roberts' Bridge has good public access.</p>	<p>The proposed pedestrian bridge will provide links between Palmer and Flinders Streets. The location of the pedestrian bridge will be strategically selected to limit impacts on vessels moored in the Ross Creek.</p> <p>The proposed new pedestrian bridge has been positioned so that it continues to provide access to the existing yacht and cruise facilities. The link will provide a need link between Palmer Street and The Strand to encourage greater pedestrian movements around the city area.</p>	N	Not applicable.
158.	Supports boardwalks in Precinct 4	Proposed boardwalk promenade and pedestrian link to Palmer Street will enhance this precinct.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
159.	Loss of parking is a concern	Submitter notes that loss of parking in Flinders Street East is a concern.	The proposed movement network improves access to the waterfront and public realm through pedestrian waterfront links and a connected Waterfront Promenade on both sides of the Ross Creek. This includes the provision of additional across-water links in the form of new pedestrian and cycle bridges in strategic locations where best to improve overall CBD connectivity and access to public transport facilities. The development scheme encourages urban design and building design features which promote passive forms of transport with direct link to the proposed movement networks.	N	Not applicable.
160.	Alternate bus interchange location	Submitter notes that Precinct 4 – City Reach should provide for Ogden Street bus interchange that is supported by TCC.	The development scheme has been drafted in partnership with TCC and the Port of Townsville and the preferred location of the bus interchange will be determined in consultation with the DTMR.	N	Not applicable.
161.	Supports City Wharf	Submitter notes that bringing the Magnetic Island passenger terminal into the city is an excellent idea.	The development scheme provides for passenger and vehicle ferry operations to continue in their current location while allowing for the opportunity for new facilities, or the relocation of existing facilities which provide enhanced connections to the CBD.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
162.	Alternate ferry terminal location	Submitter suggests the ferry terminal is too far upstream and would be better located in Precinct 5.	3.3.2 Structural elements states that the PDA allows for continual operation of existing passenger and vehicle operations whilst allowing opportunities for new facilities to be investigated. This outcome provides flexibility to explore alternative options for enhanced connections to the CBD.	N	Not applicable.
163.	New wharves	Submitter notes that a continuum of new wharves along the northern bank to connect to the Burns Philp / Museum Wickham Street junction.	In addition to the proposed wharf will be a new pedestrian bridge as well as a Waterfront Promenade that will provide connectivity within the PDA and the wider CBD.	N	Not applicable.
164.	Supports alternate pedestrian route off Flinders Street East	Submitter notes that a new waterfront wharf pedestrian route may separate new restaurants and bars from the rowdier night.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
165.	Supports retention and renewal of slipway	<p>Submitter notes that the Townsville slipways should be incorporated into the Townsville Maritime Museum complex.</p> <ul style="list-style-type: none"> - It is proposed that the site and its slipway will eventually be a park and another piece of Townsville's maritime heritage will be lost. - Ensure that all buildings on the site are of heritage appearance and in keeping with a boat building and repair facility. - Providing a facility for the training of apprentices. - A public park with a maritime theme on the current Angus Smith site. - A walkway (Maybe floating) along the stone wall in the front of the Townsville maritime Museum - Slipway should be reserved and restored as the last remaining evidence of the small ship industry in Townsville Ross Creek. - The site should be converted to a training and tourist facility for the construction, repair and restoration of wooden boats. 	<p>Noted. As this is not a local or state listed heritage property the existing maritime facilities will have to be considered as part of any future development plans for the site.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
166.	Shade awning provision	Include provision regarding shade awning found in Precinct 4 to all precincts.	The inclusion of a provision in all precincts is not supported as the PDA-wide criteria include a provision regarding shade and weather protection for the pedestrian and movement network. It is considered that this provision is sufficient and is a requirement for all precincts.	Y	Remove provision: Precinct 4 - City Reach Built form and climate responsiveness provision d.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
167.	Does not support 3 storey building height	<p>Submitter notes that they object to height limits of 3 storeys. Increased heights would be offset by the increased open space and public realm. 3 storey height limits makes development unfeasible.</p> <p>The PDA is short-sighted and will impede Council together with the future of Townsville in the next 30 years should the height restriction (3 storeys) be imposed over the land.</p>	<p>With respect to Precinct 4 - City Reach, the identified 3 storey building heights is similar to that stated in the Townsville City Plan. The 3 storey height limit ensures that future development respects and complements the height, scale and heritage attributes of the precinct along Flinders Street East. It is worth noting that a height limit greater than 3 storeys may occur in Precinct 4 – City Reach on Ogden Street which provides for buildings of an appropriate height relative to the scale of the adjoining CBD, and Plume Street where buildings may be up 12 storeys.</p> <p>The development scheme provides opportunities for development to have varying heights from single storey through to 12 storeys along the waterfront. The varying heights promote a well-balanced streetscape with the established heights within the CBD and surrounding areas. This ensures that developments are financially viable enabling development to occur. It is also worth noting that the development scheme is not a prescriptive document insofar as if justification can be demonstrated, additional heights may be considered.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
168.	Supports dredging	Submitter notes that if this area is going to be for boating, one would assume it would be dredged. Can this happen sooner so that all boats can stay.	Further investigations relating to the dredging of Ross Creek will be required to be undertaken in the future. See S1 baseline studies in Table 12 of Section 5 Implementation strategy.	N	Not applicable.
169.	Supports pontoons for super yachts	Submitter suggests there is opportunity for pontoons to be established in Ross Creek at the Flinders Street East bank to accommodate super yachts.	Precinct 4 - City Reach encompasses the Flinders Street East City Wharf area and includes water's edge and over-water uses in the form of piers and floating pontoons.	N	Not applicable.
Precinct provisions					
Precinct 5 Research and Tourism					
170.	Supports audit of existing structure	Submitter notes than an audit is recommended for the functionality and performance of public spaces to identify the potential demolition of existing structures to improve connectivity to The Strand.	As part of the development scheme Implementation strategy, existing waterfront structures will be reviewed, as well as a dilapidation report prepared. The wider Waterfront Promenade project will confirm the final design details as outlined in the Implementation strategy.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
171.	Supports alternate options for bus interchange	Submitter notes that the proposed bus interchange should not be limited to one location as shown on Map 2, and should be proximate to Precinct 5, 6 and the referenced site (outside of the PDA). The logical location is considered to be close to the existing passenger ferry terminal in Precinct 5. Subsequently, the City Wharf should be co-located with the bus interchange at the terminus of The Strand.	The passenger ferry terminal is subject to further ongoing discussions with the view to bring the operation closer to the CBD. With this anticipated, supporting works will be required to maximise the benefits of this new location to the wider CBD.	N	Not applicable.
172.	Supports enhancement of precinct	Great to enhance existing usage.	Precinct 5 - Research and Tourism Precinct is a mixed use precinct which accommodates residential and short-term accommodation alongside existing tropical, marine and research-based tourism activities. The precinct has a "revitalised tourism and research" focus which aims to capitalise and enhance existing marine and research-based uses.	N	Not applicable.
173.	Inconsistent self-assessable uses	Suggests there are a number of self-assessable uses that are inconsistent with the overall intent of the precinct.	The levels of assessment tables have been reviewed to ensure consistency with the Precinct intent.	Y	Some adjustments have been made to levels of assessment table to better align with precinct intent.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
174.	Supports marine research	Submitter notes that Townsville has many wonderful features and attractions. Marine research is one of the areas that JCU leads the world and combined with AIMS and GBRMPA, which should be sold/shown to more visitors. It is suggested that a much larger version of Reef HQ is constructed for research and tourism and include a reef lagoon large enough to allow tourists to snorkel through on guided tours. Something unique to Townsville.	Precinct 5 – Research and Tourism is a dedicated research and tourism precinct anchored around existing tropical, marine and research-based tourism activities. The Vision and PDA-wide criteria within the development scheme provide sufficient guidance and flexibility to allow further expansion of tourism and research-based facilities that ultimately embrace the waterfront and the city's unique tropical environment.	N	Not applicable.
175.	Objects to boat mooring in Precinct 5	Submitter notes that they object to boat moorings on this bank of the Ross Creek.	Precinct 5 - Research and Tourism Precinct is a mixed use area which will activate the waterfront through over-water viewing points taking advantage of sightlines and views up Ross Creek. This precinct will complement the City Reach Precinct where over-water uses in the form of piers and floating pontoons will be provided.	N	Not applicable.
176.	Uses may impact on port operations	The proposed uses have the potential to negatively impact surrounding communities, result in operational restrictions for port users and ultimately impede industrial development and future growth opportunities at the Port of Townsville.	The development scheme takes into account existing and planned development to avoid adverse impacts arising from dust, noise and light, and applies appropriate design and siting responses to minimise and manage adverse impacts on surrounding land including the protection of local amenity during construction.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
<p>Precinct provisions Precinct 6 Ocean Gateway</p>					
177	Boat ramps	Request that the boat ramps be retained in Precinct 6.	Proposed development scheme – Implementation strategy, item S11, requires a review of existing boat ramps in Precinct 6. This review will take into consideration existing and planned facilities available to support Townsville's recreational boating community.	N	Not applicable.
178	Building heights	Concern that 10 storey developments will affect the harmony of the area.	The development scheme aims to provide an opportunity for the reinvigoration of underutilised land adjacent to the CBD, creating additional employment, housing and services. Preparation of the proposed development scheme has considered land uses and built forms surrounding Precinct 6. It is considered that the proposed 10 storey building height in Precinct 6 is suitable for the location and is broadly consistent with existing surrounding developments. The proposal for Precinct 6 is also consistent with the vision in the Townsville CBD Master Plan (2013).	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
179	Building heights	Concern that the introduction of residential development will restrict marine access.	<p>The proposed development scheme, Section 3.5.7 Precinct 6 Built Form and Climate Responsiveness, includes specific assessment criteria that requires development to protect critical marine infrastructure, such as navigational lead lights, in Ross Creek.</p> <p>It is considered that implementation of the assessment criteria through the development assessment process will be sufficient to maintain ongoing marine access in Ross Creek.</p>	N	Not applicable.
180	Residential development	<p>Concern that potential dust and odour (cattle) from the Port make this area unsuitable for residential development.</p> <p>Concern that the introduction of residential development in Precinct 6 will result in additional compliance requirements for Port operators.</p>	<p>The proposed development scheme, section 3.5.7 Precinct 6 Built Form and Climate Responsiveness, includes specific assessment criteria that requires the design of buildings to appropriately respond to potential impacts of Port operations. It is considered that these design criteria are sufficient to manage potential impacts upon new residential uses.</p> <p>Port operators are required to meet compliance standards regardless of additional development that may occur within the PDA. This is not a matter administered under the development scheme.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
181	Ferry terminal	Request that amendments be made to the proposed development scheme to reflect the ferry operators' concept for a new terminal in Precinct 6.	<p>The proposed development scheme does not prohibit the development of a ferry terminal in Precinct 6. A development application would be assessed on its merits against the provisions of the development scheme.</p> <p>Proposed development scheme – Implementation strategy, item S10, requires that engagement with the ferry operators/owners be undertaken to facilitate a new passenger ferry terminal. This project has not commenced and the final location of the facility is yet to be determined.</p>	N	Not applicable.
<p>Precinct provisions Precinct 7 Maritime Mixed Use</p>					
182	Building heights	Concern that 12 storey building heights will detract from the harmony of the area and will devalue values of existing property.	<p>The development scheme aims to provide an opportunity for the reinvigoration of underutilised land adjacent to the CBD, creating additional employment and housing. Preparation of the proposed development scheme has considered land uses and built forms surrounding Precinct 7. It is considered that the proposed 12 storey building height in Precinct 7 is suitable for the location and is consistent with existing surrounding developments in the Palmer Street area.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
183	Residential development	Concern from Port operators that the potential for residential development will have a negative impact and create nuisance on Port operations.	<p>The proposed development scheme does not prohibit residential development from Precinct 7 – Maritime Mixed Use. A development application would be assessed on its merits against the provision of the development scheme. The potential of any negative impacts and nuisance created upon Port operators would be addressed as part of any development assessment process.</p> <p>The proposed development scheme, Section 3.5.8 Precinct 7 – Maritime Mixed Use Built Form and Climate Responsiveness, includes specific assessment criteria that requires the design of buildings to appropriately respond to potential impacts of Port operations. It is considered that these design criteria are sufficient to address potential impacts from Port operations.</p>	N	Not applicable.

4.2.4 Division of issues – Infrastructure plan-related submissions

Issue #	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
Infrastructure plan					
Infrastructure requirements					
184.	Requirements for open space and community facilities.	Submitter notes that the infrastructure Charging Offset Plan referred to in the draft development scheme remains silent on requirements for open space and community facilities.	The Infrastructure Charging Offset Plan (ICOP) does not include requirements for Open Space and Community Facilities as there are no identified trunk infrastructure requirements for Open Space and Community Facilities within the PDA.	N	Not applicable.
185.	Supports equity of infrastructure charges	Submitter notes support for the use of council's adopted charges within and outside PDA for equity.	Noted.	N	Not applicable.
186.	Infrastructure plan requirements	Submitter notes that the Infrastructure plan does not identify the additional road and parking requirements to meet the additional load on existing surrounding streets or for new communities.	The Infrastructure plan adopts the requirements and assumptions of the Townsville City Plan's Priority Infrastructure Plan (PIP). The PIP is based on the growth model for the city. The parking rates required are as per the Townsville City Plan which has been extensively researched using latest statistics. Each development will be required to demonstrate how the car parking demand has been met on the site.	N	Not applicable.

Issue #	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
187.	Self-funding infrastructure	Submitter notes that infrastructure, excluding that in Table 11, should be self-funding and not a burden on ratepayers.	<p>Network infrastructure will be funded through infrastructure charges collected within the PDA and other funding mechanisms such as charges collected from other parts of Townsville. Infrastructure charges for the PDA are set in accordance with the Townsville City Plan, infrastructure charging resolution and are therefore equivalent to wider Townsville.</p> <p>Non-network infrastructure is provided as part of development by the developer. Ongoing maintenance costs post development will be included in TCC's operating budget.</p>	N	Not applicable.
188.	Offset infrastructure charges	Submitter notes that it may be of benefit to Townsville to artificially inflate the offsets for pathways as a means of having these works completed by a developer.	Section 4 Infrastructure plan notes that Network infrastructure will be funded from infrastructure charges and from alternative revenue sources such as charges collected from the local government area. Placemaking infrastructure will be funded through alternative revenue sources as rates, Government grants or by the developer as a condition of a development approval.	N	Not applicable.

Infrastructure plan
 Place making infrastructure

Issue #	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
189.	Clarity regarding infrastructure funding obligations	<p>Submitter notes that greater clarity is required as to infrastructure funding obligations to inform investor decisions.</p> <p>It is unclear as to the responsibilities of providing this infrastructure and the costs associated with development within the PDA. Unclear how the placemaking infrastructure will be provided. Unclear in who is responsible for the provision of this infrastructure.</p>	<p>Network infrastructure charging will be in accordance with the Townsville City Plan Priority Infrastructure Plan and the infrastructure charging resolution applicable to the wider Townsville. Non-network infrastructure is provided as part of development by the developer. It is noted in the Infrastructure plan that infrastructure not identified in the Infrastructure Charges Offset Plan (ICOP), including place making infrastructure, will be funded through alternate revenue resources.</p> <p>Placemaking infrastructure is a level of service over and above those that are applied for the purpose of trunk infrastructure offsets. As such it will primarily be funded through alternate revenue sources such as grants.</p>	N	Not applicable.
190.	State funding	Submitter questions what infrastructure will be funded by State Government.	The State Government has committed up to \$100 million to fund the ISEC. Opportunities will exist over time to access funding regimes and enter into agreements with the State Government.	N	Not applicable.
191.	Alternate funding	Submitter questions how will council seek alternative sources of funding for placemaking infrastructure.	TCC will apply for grants and to enter into funding agreements when such programs and opportunities arise.	N	Not applicable.

Issue #	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
192.	Delivery of place making infrastructure	Submitter notes concern that the development scheme relies on individual developments to drive placemaking infrastructure.	It is noted in the Infrastructure plan that infrastructure not identified in the Infrastructure Charging Offset Plan (ICOP), including place making infrastructure, will be funded through alternate revenue resources. Where an individual development may benefit from placemaking infrastructure, opportunities may exist to negotiate an outcome, for example via an Infrastructure agreement, which would be considered on a case-by-case basis.	N	Not applicable.

4.2.5 Division of Issues – Implementation strategy related submissions

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
Implementation strategy					
193.	Item 9 staging	Submitter notes that item 9 has a 4-7 staging timeframe for investigating two-way traffic in King Street, Wickham Street, The Strand and Flinders Street East. Development of the referenced site (outside of the PDA) would suggest that this timeframe be brought forward. Works adjacent to the PDA should occur at the same time as the PDA works to avoid inefficiencies or redundant works.	In terms of the development scheme Implementation strategy (L9) for the two-way traffic movements of King, Wickham and Flinders Street East, these timeframes are suggested delivery timeframes and nothing prevents this work being investigated and executed sooner should development in this area require. It should be noted that this two way traffic movement is also an outcome sought by the Townsville City Plan and can be facilitated under this document and the development scheme.	N	Not applicable.
194.	Commitment to catalytic projects	Submitter notes that the purpose for gazetting the PDA unlikely to be achieved without a published commitment to a catalytic infrastructure project (e.g. stadium) and firm dates for other required infrastructure such as boarded walls, etc. Decide, commit and publish the delivery timeline for a government led catalytic project within the PDA.	The State Government has committed up to \$100 million for the ISEC. The development scheme includes an Implementation strategy that identifies a suite of actions that support the achievement of the Vision for the development scheme and supports the delivery of economic development and development for community purposes. The Implementation strategy also identifies a delivery time for these nominated key projects.	N	Not applicable.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
195.	Concerns/comments related to Implementation strategy projects	Submitter suggests: <ul style="list-style-type: none"> - The baseline survey of the revetment walls should include leasing and maintenance arrangements. - Water taxis are not necessary. - Dredging for small boats is not cost effective. - Magnetic Island ferries may not be able to navigate to Precinct 4. - Asks what the multiuse infrastructure corridor is. - Supports the early establishment of the L5 Iconic pedestrian bridge. 	Noted. The multi-use infrastructure corridor is intended to preserve a corridor for current and future network infrastructure.	N	Not applicable.
196.	Priority to Central Park	Submitter notes that the south (eastern) bank of the Central Park, it should be high priority for hydrology study and innovative embankment design.	The development scheme is a high level document and as part of any future development within the PDA, further studies may be required to be undertaken.	N	Not applicable.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
197.	Lack of consideration for indigenous heritage	Submitter is concerned that there appears to be no consideration for the indigenous heritage of the area. Will indigenous culture and history be represented in any part of the new waterfront? Will there be any attempt to relocate the memorial?	<p>The indigenous heritage of the area is considered an important part in the overall culture, history and story of the PDA. A number of provisions are included in the PDA-wide criteria which require any development to conserve, enhance and express in design the cultural, historic, scenic, natural, special and spiritual qualities of the waterfront.</p> <p>A number of background studies will also be undertaken as noted in the Implementation strategy, which includes cultural heritage studies to inform future works.</p> <p>It is considered that the development scheme has sufficient provisions to ensure that the indigenous heritage of the area will be considered in the development of the waterfront.</p>	N	Not applicable.
198.	Supports fluvial assessment	Submitter notes that a full fluvial geomorphological assessment of creek and waterways is needed.	It is generally agreed that further specific investigations should be undertaken in addition to those already identified to understand the geomorphic processes currently in operation.	N	Not applicable.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
199.	Supports reclamation works	Submitter notes that it would be preferable to adopt reclamations as the preferred promenade treatment creating a 6-8m paved walkway with street trees in unavoidable narrow places, but a wider new green space strip say 12 to 18 m wide where greater reclamation was possible.	Through the Implementation strategy, the development scheme identifies further investigative studies to be undertaken around reclamation works to ensure that it is achievable and adds value to the project area.	N	Not applicable.
200.	Waterfront Master Plan	Submitter questions if a Master Plan for the public spaces is being prepared.	Once the development scheme has been adopted, TCC will initiate a number of studies including master planning of such things as public spaces along the Ross Creek.	N	Not applicable.
201.	Public access works	Submitter questions if consideration has been given to council performing public access works within the creek zone.	TCC has initiated work with respect to planning and developing public access along the side of Ross Creek to help in the provision of a Waterfront Promenade.	N	Not applicable.
202.	Design guidelines	Submitter questions if more specific design guidelines going to be set for works within the PDA?	Once the development scheme has been adopted, TCC will initiate a number of studies including master planning of such things as public spaces along the Ross Creek.	N	Not applicable.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
203.	Constant water height	Submitter question if there plans to maintain a constant waterway for the majority of the creek front.	In terms of the water height of Ross Creek, please note that the Ross Creek will remain as a tidal creek and therefore will not have a constant water height for the majority of the creek.	N	Not applicable.
204.	Storm surge gates	Submitter questions if developers are going to have to contribute to the cost of the future storm surge gates.	As this is a long-term project, no decisions have yet been made in relation to contributions towards a future storm tide barrier. See M2 in Table 12 Section 5 Implementation strategy, which proposes the preparation of a preliminary concept and budget estimate for a storm tide barrier.	N	Not applicable.
205.	Review key project	Submitter suggests revising key project actions to create tangible, proactive outcomes.	The key projects noted in the Implementation strategy will be monitored over time, and where necessary, amendments will be made regarding progress and prioritisation.	N	Not applicable.
206.	Criteria to monitor success	Submitter suggests including in Table 12 timeframes and criteria for monitoring the success of the PDA.	Progression and monitoring of projects will be operational matters which are not best dealt with by the development scheme. Monitoring projects would require constant updates to the development scheme which would not be unable to respond accordingly as it is a statutory document.	N	Not applicable.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
207.	Single lease	Submitter questions if a single entity lease over the water area of Ross Creek (Table 12 Item S6) would protect community use and asks who would hold the lease.	The option for a single lease is a matter for further investigation. At this stage there is only a commitment to investigate the option further and these matters are not known.	N	Not applicable.
208.	Implementation strategy leadership	Submitter notes that TCC should own the Implementation strategy.	Many of the projects are an initiative of TCC who will continue to work in partnership with EDQ and PoTL to assist in the delivery of the development scheme as a whole.	N	Not applicable.
209.	Preparation of design guidelines	Will the design guideless be prepared with local professional input and community consultation?	Ongoing consultation will occur regarding the development of Design guidelines, which are to be prepared by TCC. If the Design guidelines are to be included as part of the development scheme, an amendment process will be required which includes the statutory public consultation process.	N	Not applicable.
210.	Support for Ross Creek study	Submitter notes that the natural values and processes of Ross Creek should be understood in detail, through studies, before any proposed design is accepted.	As part of the development scheme Implementation strategy, there are several investigations to be completed to further inform detailed design of key projects. These include geological, geomorphological and further Ross Creek-specific studies.	N	Not applicable.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
211.	Support for ecologic and geomorphic assessment	Submitter notes that as a minimum, ecologic and geomorphic assessment should be undertaken to understand the area.	It is generally agreed that further specific investigations should be undertaken in addition to those already identified in the development scheme Implementation strategy to understand the geomorphic processes currently in operation. An ecological assessment has been undertaken for the entire PDA which has informed the preparation of the documentation to date.	N	Not applicable.
212.	Flinders Street is a priority	Submitter notes that the area closest to access to Flinders Street should be the first area to develop. This would give the CBD the boost it will need to bring the public back.	Noted. For consideration as part of the development of the Waterfront Promenade.	N	Not applicable.
213.	Plot ratio incentives	Submitter suggests incentives or offsets (e.g. plot ratios and building heights) for developments that includes public art and architecture.	Noted. For consideration as part of the development of the Design guidelines in the Implementation strategy.	N	Not applicable.
214.	Passenger rail study	Submitter suggests a study into present and future rail passenger capabilities is required.	The PDA-wide criteria identify that future development includes the provision of public transport infrastructure, and ensures public transport routes and infrastructure are constructed to an appropriate standard.	N	Not applicable.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
215.	Occupancy rates study	Submitter notes that a study is required into rates of occupancy and the new developments.	Noted.	N	Not applicable.
216.	Requests additional moorings	Submitter suggests incorporating an area for new boat moorings where boaties pay to moor similar to the new multi-million dollar facility in Ross River to trailer boats.	Section 5.1 of the development scheme lists key projects of the PDA and includes the Ross Creek Boating Ramps project which aims to review the requirement for boating ramps in Ross Creek and potential for alternative boating facilities in the area.	N	Not applicable.
217.	Alternate bus interchange location	Submitter suggests that the former railway station be reused as a bus interchange/station.	The preferred location of the CBD Bus Interchange will be determined in consultation with TCC and the DTMR.	N	Not applicable.

4.2.6 Division of Issues – Schedule-related submissions

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
Schedule 4					
218.	Response to constraints	<p>Submitter raises the following questions:</p> <p>Will a CBD cyclone shelter be provided?</p> <p>Will buildings within the PDA be built higher than the proposed 300mm above design flood level?</p> <p>What additional design codes will be put in place to protect foreshore infrastructure?</p>	<p>The development scheme does not identify the provision of a cyclone shelter; however this type of use is supported by the levels of assessment. The PDA-wide criteria requires that all habitable rooms are a minimum 300mm above the defined flood level and ensures that development addresses matters of constraint and natural hazards. In particular, the criteria require that development must be sited, designed and constructed to avoid, minimise and resist constraints including (including coastal hazards). The implementation of this provision will be managed through the development assessment process. It is also noted in the Implementation strategy that there will be ongoing investigations into the establishment of a storm tide barrier to protect the inner city area.</p>	N	Not applicable.
219.	Constraints maps do not reflect Central development area	<p>Submitter notes that constraints maps do not reflect the constraints that apply to the Central development area, in particular:</p> <ul style="list-style-type: none"> Map C 03 Heritage. 	<p>Constraint Map C 03 has been amended to remove properties that no longer adjoin a heritage property.</p>	Y	Amend Map C 03 to remove properties from adjoining heritage property layer.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
220.	Constraints maps do not reflect Central development area	Submitter notes that constraints maps do not reflect the constraints that apply to the Central development area, in particular: <ul style="list-style-type: none"> • Map C 05 - Flood hazard, • Map C 06 - Coastal hazard - Storm tide inundation, • Map C 07 - Coastal hazard - erosion prone areas. 	The constraints mapping reflects the mapping adopted in the Townsville City Plan. In terms of flooding, there is a process available to amend the latest flood model and consequently the flood hazard overlay/constraint. The previously agreed information and current approvals may be used as supportive information in future applications to demonstrate that the risk has been managed. Previous current approvals may also be given weight in the assessment of applications.	N	Not applicable.

	Submissions Grouping	Issues summary	Review Assessment	Amendment required (Y / N)	Detail of proposed amendment
221.	Reconcile constraints in Precinct 4	Submitter notes that to allow accelerated growth there is a need for the reconciliation of constraints mapping found in Schedule 4. There are overlapping priorities and conflicts. Review and reconcile land use triggers.	The constraints mapped as part of the development scheme are regarded as constraints to the unfettered development of a site. Specific management and mitigation strategies are required to allow development to occur on constrained land. It would be inappropriate to dismiss the constraints as part of the development scheme where a known hazard exists and which requires a suitable development response. Constraints mapping is not considered to introduce conflicts, but rather to further inform the development outcomes and response to a particular development site within the PDA. While it is acknowledged that the constraints mapping is largely based on relevant state interest data, this is not always the case, particularly for natural assets, flood and stormtide inundation.	N	Not applicable.

4.2.7 Division of Issues – General Submissions

A table which provides details regarding issues contained in general submissions is attached for information at **Appendix A**.

5 Next Steps

EDQ will consider the submissions lodged in response to the proposed development scheme and action amendments where suitable.

Appendix A – General Submissions

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
General submissions Other matters					
A1.	Supports re-use of government buildings	Submitter notes a desire for the re-use existing government-owned buildings for public or community uses.	The Vision and PDA-wide criteria provides for the adaptive re-use of existing buildings for public or community purposes.	N	Not applicable.
A2.	Support for bridge to The Strand	Submitter notes a bridge crossing for cars to link The Strand would be great.	The development scheme nominates a number of creek crossings in strategic locations to maximise connectivity and limit impacts on water vehicles and uses. A bridge crossing from the southern end of The Strand would impact this usability by limiting boat movements and reduce accessibility to the marina and therefore is not a preferred option. Further traffic modelling shows there would be an adverse impact on the amenity of The Strand.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A3.	Support of PDA and development scheme	<p>Submitters note that they support or are excited about the plan/vision.</p> <p>Submitter believes the PDA will enhance the image of the city.</p> <p>Submitter advocates the PDA and notes that it is a significant project, catalytic to Townsville's continued growth.</p> <p>Submitter commends the PDA and notes that the plan is long overdue.</p> <p>Submitter is interested in supporting and investing in project.</p>	Noted.	N	Not applicable.
A4.	Support for tropical design	<p>Submitter notes that there should not be a repeat of previous mistakes, like Flinders Street and that design should be based on traditional tropical designs.</p> <p>Unique tropical feel to be preserved.</p>	The development scheme will be supported by more detailed Design guidelines which will explore the more specific details of the area.	N	Not applicable
A5.	Support proposed stadium to be multipurpose	Submitter notes that they support stadium to cater for all sporting types.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A6.	Supports waste management	Submitter notes that waste management needs to be considered as a priority.	Noted.	N	Not applicable.
A7.	Support for lagoon and fitness spaces	Submitter notes a need for a lagoon space and fitness stations as per the Cairns Esplanade.	The development scheme will be supported by more detailed Design guidelines which will explore the more specific details of the area.	N	Not applicable.
	Supports diversified use of proposed stadium	Submitter notes that it is imperative to diversify usage of the proposed stadium. Submitter notes that the proposed stadium should contain commercial premises and residential areas such as a JCU sports science institute.	The development scheme has identified a site for the proposed Integrated Stadium and Entertainment Centre (ISEC). Detailed design and development of the ISEC will occur as a separate project to the development scheme.	N	Not applicable.
A8.	Supports mini bus service	Provide connectivity between the Ferry Terminal and the CBD by at least a free mini bus service.	The provision of public transport services is not a matter that can be resolved through the development scheme. The development scheme promotes connectivity via a Waterfront Promenade and public realm. This ensures pedestrian connectivity between the ferry terminal and other parts of the PDA and the wider CBD.	N	Not applicable

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A9.	Supports sub-creek tunnel	Submitter suggests the provision of a sub-creek tunnel to connect the ferry facilities to each other and The Strand to the passenger quay terminal on the south bank.	Noted.	N	Not applicable.
A10.	Emphasise walking and cycling in the design	Submitter suggests that there is a need to emphasise walking and cycling much more in the design.	The development scheme promotes active transport opportunities through establishing a Waterfront Promenade which connects to the wider active transport network (pedestrian and cycling) and public transport network.	N	Not applicable.
A11.	Benefits the CBD	Submitter notes that the PDA will provide a huge benefit to the region. The shops and dining areas is exactly what is missing from the CBD. Submitter notes that they will visit the CBD more often with this in place.	Noted.	N	Not applicable.
A12.	Supports facilities for big events in the region	Submitter notes that they live in Mt Isa and are excited about this opportunity and that they won't have to travel to Brisbane for big events.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A13.	Desire for tram facilities	Submitter notes that they would like to see a tram/trolley system incorporated.	The provision of public transport services is not a matter that can be resolved through the development scheme.	N	Not applicable.
A14.	Supports incentives for green design	Submitter suggests that there should be consideration of methods for incentivising the inclusion of green roofs and walls and other natural elements to the urban landscape.	The development scheme encourages inclusion of green roofs and other natural element sin the urban landscape through PDA-wide criteria 3.4.3 Sustainability The development scheme will remove administrative barriers and provide development incentives by streamlining the development application environment and encouraging innovative solutions.	N	Not applicable
A15.	Supports preservation of Squadron Club	Submitter notes that the old flying Squadron Club house in Palmer Street should be preserved.	Noted.	N	Not applicable.
A16.	Support for weir near Victoria bridge	Submitter suggests a weir be added in the vicinity of Victoria Bridge perhaps to median high tide level.	There are no current plans proposed to control the tidal influence within Ross Creek.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A17.	Support for Weir	<p>Submitter notes the Ross Creek looks great at high tide but is not attractive at low water. Submitter suggests a barrage or weir to half-tide level to maintain reasonable lagoon upstream.</p> <p>It is understood that there is rock bar beneath the creek in vicinity of Dean Street bridge which could provide a foundation. Scour system will be required to prevent silting upstream.</p>	<p>The development scheme seeks to ensure ecosystems and natural physical processes are maintained, connected, enhanced and incorporated as features in the overall urban form, This includes maintaining the hydrological function of the Ross Creek waterway and the flushing of the existing upstream waterways and water bodies.</p>	N	Not applicable.
A18.	Concern for safety of multi-purpose pathways	<p>Submitter notes concern due to difference in speed between some cyclists and pedestrians with narrow carriageways.</p>	<p>The development scheme is a high level document that provides direction on outcomes and where land uses within the PDA are preferred. Further detailed design of bike and pedestrian pathways will occur in the future.</p>	N	Not applicable.
A19.	Impact on rates	<p>Submitter questions if existing developments that benefit from this work have their rates increased.</p>	<p>This is outside the scope of the development scheme.</p>	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A20.	PDA should model other tropical cities	Submitter questions if efforts be made to model this development on other similar sized tropical cities.	Future development within the PDA may include examples from other similar sized tropical cities. It is worth noting that as identified in the PDA-wide criteria, development will be required to respond to Townsville's Dry Tropics climate and facilitate sustainable built forms through energy efficient climate-responsive design, for example appropriate orientation and layout, water conservation, shading, natural lighting and passive cooling techniques.	N	Not applicable.
A21.	Support for Planetarium	Submitter notes that a Planetarium would be great in Townsville. Would be great for school trips and tourists.	The Vision of the development scheme ensures development creates a cultural and historical destination that is internationally renowned. Unique developments that achieve this are supported under the development assessment framework.	N	Not applicable.
A22.	Supports diverse uses in the PDA	Submitter notes that a range of options need to be provided to allow access by a diversity of business over the life of the PDA.	The development scheme has been set up to maximise flexibility in the range and scale of uses at any given point in time. This is reflected in the levels of assessment within each precinct and the overall vision of the development scheme.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A23.	Supports diverse allotments and tenure arrangements	Submitter notes that consideration should be given to variable allotment sizes and alternate tenure arrangements.	A range of tenure options are being explored with minimum allotment sizes not stipulated within the development scheme so as to allow suitable sizes and dimension to be determined based on function to support future uses.	N	Not applicable.
A24.	Support for the arts in the PDA	Submitter notes that the Vision of the PDA should consider the arts as a viable and worthy consideration.	Noted.	N	Not applicable.
A25.	Clarify timeframe of development	Submitter notes that the development scheme should clarify the timeframe over which development is anticipated to occur.	The <i>Economic Development Act 2012</i> does not attribute a specific life or timeframe to the development scheme; however the declaration of PDA's requires a demonstration that the outcomes sought are generally achievable in a 15-20 year timeframe. The development scheme's Implementation strategy includes anticipated timeframes regarding key projects. As noted in the Infrastructure plan many of the key projects and place making infrastructure require other methods of funding and therefore it is not possible to put certainty around these timeframes.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
A26.	Information sought on how PDA boundary was declared	The submitter notes that background is required on how the PDA boundary was decided upon.	<p>The PDA boundary was declared by the Minister on 5 September 2014 and is not able to be amended by the development scheme.</p> <p>As the PDA seeks to facilitate economic development and development for community purposes, key land parcels (primarily underutilised government owned) adjacent to Ross Creek, were identified for inclusion within the PDA.</p>	N	Not applicable.
A27.	Resolve tenure issues	Undertake a plan and establish a budget for resolving major issues surrounding tenure.	Matters regarding tenure cannot be addressed by a development scheme. Tenure issues are an operational matter that will be addressed in the ongoing implementation of the development scheme via working groups and entities in consultation with the relevant stakeholders.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A28.	Lack of facilities in CBD to support desired growth	Submitter notes that if TCC predicts 30,000 people to move to the CBD why would they come. There is lack of parking, transport infrastructure and housing development to support this. How will council slow expansion to Northern Beaches and shift focus to brining people to the CBD.	<p>The PDA was declared under the <i>Economic Development Act 2012</i> and aims to facilitate economic development and development for community purposes. In attracting 30,000 people to the CBD, the PDA establishes an infrastructure plan to coordinate land use planning and ensure that infrastructure is planned and provided in an efficient and orderly manner, necessary to support targeted growth.</p> <p>Development outside of the PDA is regulated by the Townsville City Plan which provides the necessary statutory framework for appropriately managing the supply of residential land.</p>	N	Not applicable.
A29.	Support for small boat moorings	Submitter requests small boat mooring in Ross Creek. There is nowhere for small boats to moor.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A30.	Support to keep the city tropical	Submitter notes the area does not need to be like southern cities and that the tropical Queensland lifestyle should be embraced.	<p>The development scheme visions notes that the PDA will create an identifiably Townsville mixed use destination which embeds diverse maritime, tourism, recreation, open space, natural, culture, community, education, entertainment, residential, commercial and business uses and events, that embrace the waterfront and the city's tropical climate.</p> <p>Development in the PDA will be underpinned by sustainable urban design outcomes that encompass innovative solutions in technologies, tropical climate responsive design and precinct design initiatives that support enhanced environmental management.</p>	N	Not applicable.
A31.	Support for specific design elements	Submitter notes that they are supportive of artificial beach, large trees, tables and BBQ area, water features, cafes and restaurants.	Noted. The development scheme is a high level document that provides direction on outcomes and where land uses within the PDA are preferred. Further detailed design will be considered as part of the implementation of the development scheme.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A32.	Applicability of federal legislation	Submitter questions if the GBRMP Act 1975 applicable to the PDA. Should it be the EPBC Act?	Section 3.2.10 of the development scheme outlines the PDAs relationship with local government planning schemes and other legislation. The legislation listed is for example and is not an exhaustive list.	N	Not applicable.
A33.	Affordability of community space hire	There is no use having community spaces if community groups can't afford to hire them.	Noted.	N	Not applicable.
A34.	Divert trains away from city	Submitter notes that trains need to be redirected away from the city.	The redirecting of trains away from public areas is outside the scope of the development scheme.	N	Not applicable.
General submissions					
Process and procedure					
A35.	Investment being focused on The Waterfront	Submitter questions why significant investment is being put into The Waterfront, which would only provide for the building industry. Submitter believes money should be spent on water storage for farmers.	The declaration of the PDA proactively positions Townsville to reinforce its status as the capital of Northern Australia and a diverse, innovative and competitive business location. In accordance with TCC's infill strategy, which focuses on creating urban lifestyle opportunities for inner city living, the PDA is about incentivising new public and private investment and renewal along Ross Creek that will benefit the CBD, city and wider region.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A36.	Lack of facilities to support The Waterfront	Submitter questions why significant investment is being put into The Waterfront, when there is no parking and no public transport.	The PDA will be developed with appropriate standards of car parking and linkages to the existing public transport system as noted in the requirements of the development scheme.	N	Not applicable.
A37.	Lack of appeal rights for the public and risks in transparency of assessment	<p>Submitter is concerned that the approval of the development scheme will remove the process to challenge or question the development by the public.</p> <p>Submitter further questions whether there are checks to ensure council as assessment manager and land owner acts in an independent manner in assessing development.</p>	<p>Many of the proposed uses identified in the development scheme are uses that are also permitted under the current Townsville City Plan. One of the goals of the development scheme is to streamline the development process in order to get development on the ground within an expedited timeframe. Furthermore, TCC and EDQ will work collaboratively to ensure all future development within the PDA is completed as per the relevant legislative requirements.</p> <p>All developments within the PDA will be thoroughly assessed by the Assessment Manager to ensure compliance with the development scheme. The initiation of a design review committee to ensure designs comply with the requirements will be considered in the ongoing implementation of the development scheme.</p>	N	Not applicable

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A38.	Supports independent design review panel	Submitters question if a design review committee, of local design professionals, will be implemented to ensure designs comply with the requirements and intent of the development scheme.	Noted. The initiation of a design review committee to ensure designs comply with the requirements will be considered in the ongoing implementation of the development scheme.	N	Not applicable.
A39.	Development should support local business	<p>Submitter questions if there is a requirement for economic development to directly benefit Townsville companies.</p> <p>Submitter notes that development should use local contractors and suppliers.</p>	This is outside the scope of the development scheme.	N	Not applicable.
A40.	Measuring success of the PDA	Submitter questions if the success of the PDA be measured in any way.	An Implementation strategy, identified in Section 5 of the development scheme has been completed and is required to be developed as part of the <i>Economic Development Act 2012</i> to achieve the main purposes of the Act for this area, that being to facilitate economic development, and development for community purposes. The Implementation plan identifies various projects that will be required to be completed in a nominated timeframe.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
A41.	Prohibitive referrals process	Submitter has concerns that the referrals process may be prohibitive.	The assessment process is outlined in the <i>Economic Development Act 2012</i> . A key purpose of the Act and the development scheme is to expedite development assessment and enable to development to occur more quickly than under traditional planning systems.	N	Not applicable.
A42.	Review of targets and funding	Submitter suggests the development targets need to be reviewed regularly and additional funding and resources allocated when targets are not achieved in a timely manner.	Targets of the PDA stipulated in the development scheme are a suggested delivery schedule and will be refined and updated over time.	N	Not applicable.
A43.	Focus on specific development fronts/logical staging	Submitter suggests that funding should be channelled on specific development fronts/logically staged to avoid fragmented development.	It is planned that at a minimum, specifically publicly funded projects will occur in a logical and sequenced manner focusing on a specific area rather than diluting the funding allocation.	N	Not applicable.
A44.	Funding and drivers required	Funding and drivers required for certainty to support economic development in the PDA.	Noted.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A45.	PDA boundary may have detrimental impact on development in the CBD	Submitter raises that as the declared PDA does not include the CBD that this will negatively impact on the ability of the CBD to develop, and will confuse development.	The outcomes within the PDA support and in the most part reflect, the same outcomes desired by the Townsville City Plan. It is considered that the development scheme will support the outcomes desired for the principal centre while assisting to overcome issues commonly experienced when developing along waterways.	N	Not applicable.
A46.	Include CBD in PDA boundary	Submitter request that the PDA boundary be expanded to include the CBD.	The PDA boundary was declared on 5 September 2014 by the MEDQ at the request of TCC. The development scheme is unable to amend and further increase the boundary.	N	Not applicable.
A47.	Include Reid Park, Civic Theatre, Lister Park, Wickham Street and The Strand with PDA	Submitter requests the PDA boundary be extended to include Reid Park, Civic Theatre and Lister Park, Wickham Street and The Strand.	The PDA was declared by the MEDQ at the request of TCC on 5 September 2014 and the development scheme cannot extend the declared boundary.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y / N)	Detail of proposed amendment
A48.	Commitment to entity responsible for delivery of PDA outcomes	Submitter notes that without commitment to a specific single entity responsible for delivery of outcomes within the PDA and a published commitment to when that entity will be in place (and its composition) there is little certainty provided to the private sector and little attraction to revitalise The Waterfront.	The development scheme is unable to address operational matters such as the formation of an entity. The entity arrangements will require ongoing discussion between parties, however as demonstrated in many other PDAs, an entity is a preferred method and has proven to provide many benefits.	N	Not applicable.
A49.	Commitment to implementation	The PDA foreshadows further investigations and assessments to allow implementation. The submitter encourages the early dedication of a development office under direction of Local Representative Commitment to implement.	Investigations continue into how to best establish an entity for the PDA (see development scheme Implementation Strategy).	N	Not applicable.
A50.	Desire for single assessment entity	Submitter suggests that there should only be one assessment authority/single entity for the entire PDA. Submitter requests that assessment powers be delegated to TCC.	The MEDQ has delegated development assessment powers for Area B to TCC as noted in Section 3.2 and displayed in Schedule 5 of the development scheme. This is unable to be amended by the development scheme.	N	Not applicable.

Issue #	Submissions grouping	Issues summary	Review assessment	Amendment required (Y/N)	Detail of proposed amendment
A51.	Consultation with land owners required	The submitter notes that consultation with landowners within PDA should be direct, specific and to a high level than the general public.	Public consultation, along with key stakeholder consultation has occurred during the drafting of the development scheme and will continue to occur during the implementation phase. Stakeholders are welcome to contact TCC or EDQ at any time.	N	Not applicable.
A52.	Future amendments to PDA	Submitter questions if there is a mechanism to alter the PDA in the future.	The <i>Economic Development Act 2012</i> sets the requirements for amending development schemes. This however does not include the expansion of PDA boundaries.	N	Not applicable.
A53.	Support for interim uses	Support for interim land uses that activate the PDA ahead of a viable market for the ultimate outcome.	Noted. The development scheme provides a flexible framework to establish interim land uses throughout the PDA. Interim uses will be approved on the basis they will not preclude or delay an appropriate long-term use and in consideration of the intensity of the development.	N	Not applicable.

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