

Sustainable Planning Act 2009

TOWNSVILLE CITY COUNCIL PUBLIC NOTICE

ADOPTION OF ADMINISTRATIVE AND MINOR AMENDMENTS TO THE TOWNSVILLE CITY COUNCIL PLANNING SCHEME

AMENDMENT PACKAGE 2015/02

Notice is given under the *Sustainable Planning Act 2009* that on 15 December 2015, Townsville City Council adopted administrative and minor amendments (Amendment Package 2015/02) to the Townsville City Council planning scheme (Townsville City Plan) and associated planning scheme policies.

The purpose and general effect of the administrative amendments are to correct formatting and presentation, spelling and grammar and mapping errors.

The purpose and general effect of the minor amendments to the planning scheme are as follows:

- Part 1.6 Building work regulated under the planning scheme, subsection (4) – The inclusion of a new table (Table 1.6.1) which identifies the designations and building assessment provisions in the planning scheme for the purpose of the *Building Act 1975*.
- Schedule 2 – Various zoning maps - Newly developed and titled land parcels within residential estates including North Shore, The Village, Sanctum, Cosgrove, Greater Ascot, Mount Margaret and River Parks have had their zoning amended from the Emerging community zone to the Low density residential zone. These amendments are reflected on Zoning Maps ZM-026, ZM-027, ZM-032, ZM-034, ZM-037 and ZM-043. With respect to the amendment to Zoning Map – ZM-037, a further amendment to Precinct Map – PM-003 has been made.
- Schedule 2 – Overlay Map OM-10 Transport Noise Corridors - The Queensland Government has designated a number of railway corridors as Transport noise corridors as per the requirements of the *Building Act 1975*. This means that any new residential buildings, and alterations or additions to an existing building, that are located in a designated transport noise corridor, need to comply with the Queensland Development Code Mandatory Part 4.4-‘Buildings in transport noise corridors’. The following railway lines have been designated as transport noise corridors, North Coast Line System (Nambour to Cairns) and Mount Isa System (Stuart (near Townsville) to Mount Isa). These new transport noise corridors have now been reflected in Overlay map OM-10 Noise Corridors.
- Part 10 – Other Plans. The Townsville City Waterfront Priority Development Area (PDA) Development Scheme came into effect on 23 October 2015. The Part 10 provisions of the Townsville City Plan have accordingly been updated to reflect this approval under the *Economic Development Act 2012*. This amendment also includes revised mapping of both priority development areas (namely the inclusion of the PDA regulatory maps) in Schedule 2 of the City Plan.

The purpose and general effect of the minor amendment to the planning scheme policies is as follows:

- Schedule 6 – SC6.4 Development manual planning scheme policy – SC6.4.3.3 Footpath treatment policy – Currently the policy does not provide sufficient detail for the construction of paver bands and construction joints. The amendment addresses this matter by stating that site-specific construction design drawings are to be produced and approved by council prior to construction commencing.

The amendments (Amendment Package 2015/02) to the Townsville City Plan and planning scheme policies will commence on 29 January 2016.

From the date of commencement on 29 January 2016:

- (a) copies of the Townsville City Plan will be available for inspection and purchase at council's Customer Service Counter, Ground Floor, Administration Building, 103 Walker Street, Townsville; and
- (b) the Townsville City Plan will be available to view and download from council's website www.townsville.qld.gov.au.

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