

TANNUM SANDS URBAN DEVELOPMENT AREA

Tannum Sands Road and Dahl Road, TANNUM SANDS
(Described as Lot 6 on SP228432)

DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (1 INTO 4) FOR THE PURPOSES OF ESTABLISHING 'PROJECT LOTS' IN THE TANNUM SANDS UDA



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INTRODUCTION

Jensen Bowers Group Consultants Pty Ltd have been commissioned by the Urban Land Development Authority (ULDA) to prepare and lodge a Town Planning application in support of a Development Application for Reconfiguring a Lot (1 into 4) for the purposes of a Management Subdivision on land at Tannum Sands Road, Tannum Sands (the “subject site”).

The reconfiguration, proposed by this application, seeks to establish ‘project lots’ and a balance parcel in accordance with the conditions of the ULDA’s term lease with the State Government, in order to facilitate the transition of the subject site from leasehold to freehold land. The proposed project lots reflect the stage boundaries of the previously approved subdivision for stages one to three of the Tannum Sands UDA, excluding road reserve, and a balance lot which will be further subdivided at a later date.

The application draws on work from the Project Consultant Team including:

RPS Australia East
Jensen Bowers Group

Urban Design
Town Planning

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SITE DESCRIPTION AND LOCALITY

2.1 Address

Dahl Road and Tannum Sands Road, Tannum Sands

2.2 Real property description

Lot 6 on SP228432, Parish of Iveragh. Refer to **Attachment A** for current SmartMap.

2.3 Site context

The subject site is located approximately 1.1km from the Tannum Sands centre. Tannum Sands is a small coastal community located on the southern side of the Boyne River. Boyne Island is located on the northern side of the river. Combined, the two towns have a population just over 10,000 persons. The major industries in the local area are the Boyne Aluminium Smelter and the recent expansion of mining and gas industries in the greater Gladstone Area. The nearest major centre is Gladstone which is located approximately 26km north-west. The subject site adjoins the Tannum Sands Secondary School on the northern boundary. To the south of the site is existing park residential development and to the east is vacant land.

The subject site forms part of the Tannum Sands Urban Development Area (UDA).

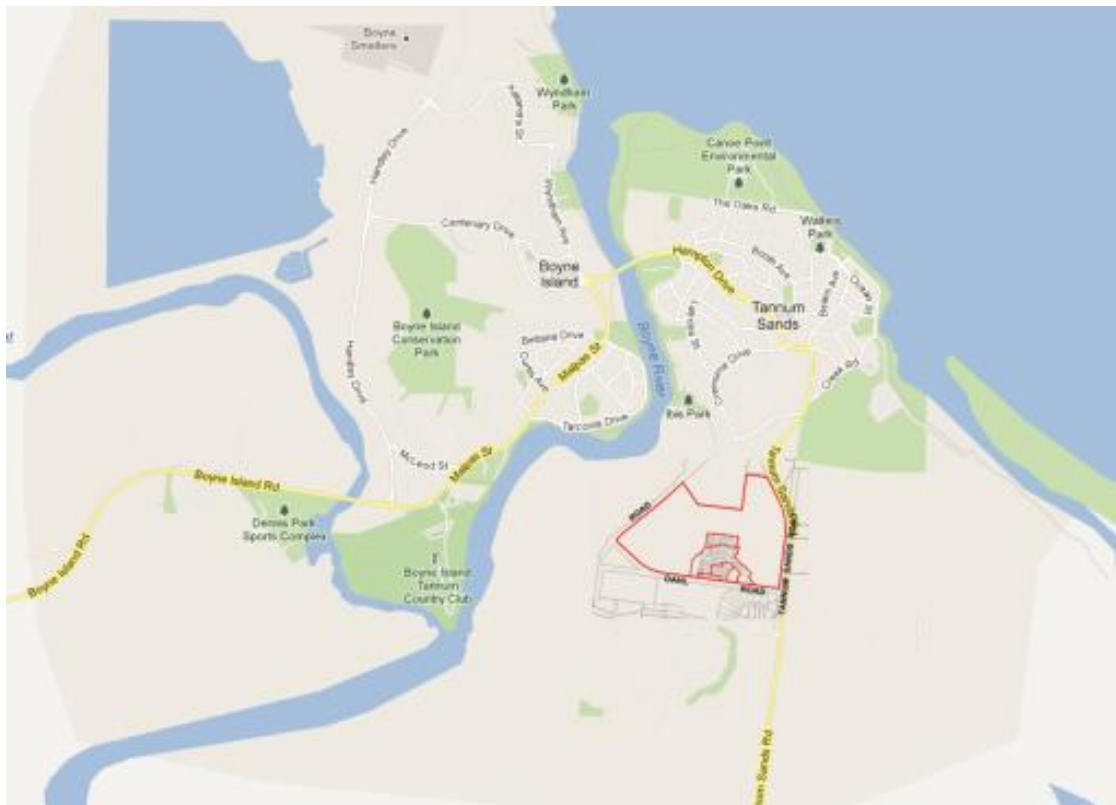


Figure 1: Location of the subject site (Source: Google Maps, 2012)

2.4 Registered land owner

The State of Queensland is the current owner of the subject site, with a term lease currently in place with the Urban Land Development Authority (ULDA). Please refer to the current title search included at **Attachment B**.

In accordance with Section 51(2) of the ULDA Act, owner's consent is not required for this application as the current land owner at the time of lodgement is the State. Notwithstanding this, a resource entitlement has previously been provided and is attached at **Attachment C**.

2.5 Site area

The subject site currently measures 58.5ha. The proposed reconfiguration relates to three new lots with measurements as follows:

Lot 1001	7.5ha (including two parts and excluding road reserve)
Lot 1002	1.9ha
Lot 1003	0.5ha
Lot 1000	48.5ha (balance lot)

2.6 Street frontages

The subject site has frontage to Tannum Sands Road to the east and Dahl Road to the south.

2.7 Easements

According to the current SmartMap and title search there are no registered easements burdening the subject site. Refer to **Attachment A** and **Attachment B**.

2.8 Existing use

The land is currently in the process of being developed for residential purposes, pursuant to previous subdivision approvals as part of the development of the UDA.

2.9 Topography

The overall topography of the site is gently undulating and characterised by three main gully lines across the site from north to south.

2.10 Existing services

Existing civil infrastructure located in the vicinity of the site include:

- existing 450NB Council water supply main located in Tannum Sands Road to the east of the site; and

- existing intersection treatment located within Tannum Sands Road to the east of the site.

Works on the early stages of the UDA have also commenced.

2.11 Acid sulphate services

The subject site is located on land below 20m AHD (varies from 18.5m AHD to 7.0m AHD) and therefore may be subject to acid sulphate soils. However, this application seeks approval for reconfiguration for the establishment of project allotments as per the conditions of the term lease for the site and as such, this item has been previously address by preceding subdivision applications.

2.12 Existing hydraulic / flooding

Under the Calliope Planning Scheme, the subject site is mapped as being partially impacted by Q100 flood inundation. The majority of the site is located above the mapped Q 100 impact area, including the proposed new allotments.

2.13 Contaminated Land and Environmental Management Registers

The subject site is not included in the Contaminated Land Register or the Environmental Management Register. Please refer to these searches at **Attachment D**. Therefore specific contamination procedures are not considered necessary to be conditioned.

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DESCRIPTION OF PROPOSAL

The proposed reconfiguration that is the subject of this application is triggered by Condition 20 in the term lease agreement between the State Government and the ULDA relating to the freeholding of leased land with respect to Lot 6 on SP228432 (refer to **Attachment E**). This condition effectively seeks to subdivide the relevant stages of the development within which the ULDA can, in future, proceed to seek a change in tenure for the developed lots from leasehold to freehold land. Thus, this application for reconfiguration is largely an administrative and land management requirement to allow for the future transfer of tenure and ownership pursuant to the conditions of the term lease over Lot 6.

It is important to note that reconfiguration and material change of use approvals for the early stages of the Tannum Sands UDA have previously been sought and construction has recently commenced.

The proposed reconfiguration does not alter or in any way amend the existing stages 1-3 approval. For the purposes of satisfying Condition 20 of the term lease for the subject site, it is proposed to reconfigure the allotment generally in accordance with the boundaries of the previously approved stages to form project allotments.

A copy of the approved plan of subdivision is provided at **Attachment F**. The proposed reconfiguration plan over Lot 6 on SP228432 is provided at **Attachment G**.

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PLANNING ASSESSMENT – TANNUM SANDS UDA DEVELOPMENT SCHEME

4.1 Urban Land Development Authority Act 2007

The *Urban Land Development Authority Act 2007* remains the governing legislative instrument with respect to those locations across Queensland which are declared as urban development areas.

4.2 Level of assessment

In accordance with Table 1 of the Tannum Sands UDA Development Scheme, the proposed development constitutes **Permissible Development** in the Residential Zone.

4.3 UDA-Wide criteria

The proposed subdivision is required to be assessed against the Tannum Sands UDA Development Scheme. The proposed subdivision is required to be assessed against the development scheme's UDA-Wide Criteria.

4.3.1 Neighbourhood planning and design

The UDA delivers development designed to:

- *Maximise connectivity*
- *Be responsive to the local climate and site features*
- *Include walkable street and neighbourhoods*
- *Provide personal safety and security*
- *Enhance character and amenity*
- *Use infrastructure efficiently.*

Gives the neighbourhood a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly legible street networks, open space and use of streetscape elements

Response: The proposed reconfiguration aims to satisfy conditions under the relevant term lease in order to transfer tenure from leasehold to freehold. As an administrative requirement only, it is considered the matters have been previously addressed by the preceding subdivision approval for Stages 1-3. The proposed reconfiguration will not in any way diminish or alter the ability of the site to be further subdivided and developed in the future in accordance with the provisions of the term lease and Development Scheme for the Tannum Sands UDA.

Delivers appropriate scale of development

Response: The proposed reconfiguration follows the stage boundaries of the existing Stages 1-3 subdivision approval, and that of Lot 6 generally (with regard to the balance of the site).

Incorporates principles for crime prevention through environmental design (CPTED)

Response: Not applicable.

Identifies appropriate areas for multiple residential and mixed uses

Response: Not applicable.

Ensures adequate visual and noise amenity

Response: Not applicable.

Maximised opportunities for views and vistas

Response: Not applicable.

Achieves a balanced mix of lot sizes to provide housing choice and streetscape variety

Response: The proposed reconfiguration does not alter or impede the ability of the site to yield a range of lot sizes.

Responds to natural features, including topography and natural drainage features

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Promotes healthy and active lifestyles by prioritising walking and cycling with the UDA and connecting to facilities and services outside the UDA

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Incorporates orientation for solar access and natural ventilation

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Integrates development with the surrounding environment and provides for shared use of public facilities by adjoining communities

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Provides parks that cater for a variety of functions and experiences and that are safe and accessible for users

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Locates services and utilities to maximise efficiency and ease of maintenance

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Delivers building height and density for residential uses which are generally up to three storeys and 30 dwellings per hectare; however in areas immediately adjoining the Boyne River as shown on Map 2 – Structure and zoning plan, building heights of up to five storeys and densities up to 150 dwellings per hectare are appropriate

Response: Not applicable. We note that the future residential dwellings will comply with this criterion and the proposed reconfiguration will in way affect the achievement of same.

Ensures development in all zones provides an interface with areas of ecological significance

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

4.3.2 Street and movement network

The UDA delivers:

- ***Efficient and safe street networks for all users***
- ***Safe and accessible pedestrian and cyclist movement***
- ***Adequate car parking***
- ***Access to public transport networks.***

Connects to existing networks while ensuring acceptable levels of amenity and minimising negative impacts through traffic

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Provides safe and pleasant movement networks for pedestrians, cyclists and vehicles that have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area, and maximise public transport effectiveness

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Provides for pedestrian and cycle connections with the site which link to existing facilities and support movement to key district and local destinations such as shop, schools, parks and community facilities

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Supports public transport routes and facilities and provides safe, legible and attractive connections from residential areas to public transport nodes or stops

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Ensure the extension of Coronation Drive addresses connectivity, traffic movements and safety for people accessing the UDA and Tannum Sands State High School

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Ensures school access is well integrated with any new facilities constructed in the Special purpose zone and respects existing nature of local streets such as Driftwood Street, while allowing for appropriate pedestrian and cyclist connections

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Retains existing mature trees, where possible, in streets

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Planning and design of vehicle access and parking ensures:

Safety and convenience for residents, visitors and service providers

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Adequate provision for number and nature of vehicles expected

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

4.3.3 Park planning and design

Development contributes to natural green space areas by:

- ***Retaining locally significant remnant vegetation and habitat for fauna***
- ***Protecting important landscape and visual quality values***
- ***Enhancing wetland communities***
- ***Retains existing mature trees, where possible, in parks and other open space areas***
- ***Providing ecological corridors and linkages, including to areas outside the neighbourhood or community.***

Development delivers parks that:

Contribute to the achievement of a network greenspace that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors are accessible for uses and provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management function

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Incorporating existing natural features where possible and are landscaped to assist in creating neighbourhood identity and way finding

Response: Not applicable.

Retain as much existing significant vegetation as possible

Response: Not applicable.

Are shaped and embellished to suit their anticipated use

Response: Not applicable.

Support the community's recreational needs and provide opportunities for community and special events

Response: Not applicable.

4.3.4 Environment and natural resources sustainability

The UDA delivers:

- ***Minimal emissions to land, water and atmosphere***
- ***Efficient use of land and resources***
- ***Protection of amenity, ecological values and natural systems.***

The design, siting and layout of development:

Minimises adverse impact on the environmental values of the receiving waters and appropriately manages stormwater

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Respects cultural heritage values

Response: Not applicable.

Minimises adverse impacts on natural landforms and visual amenity of the site

Response: Not applicable.

Protects areas of ecological significance where proven by ground trothing to be viable

Response: Not applicable.

Retains significant vegetation where possible within parks, along street and within development sites

Response: Not applicable.

Maintains or enhances mangrove habitat within the bed and banks of the Boyne River

Response: Not applicable.

Incorporates leading energy efficiency and water efficiency practices, maximises recycling opportunities and reduces waste generation

Response: Not applicable.

Promotes the adoption of decentralised energy generation systems and natural ventilation to reduce energy use

Response: Not applicable.

Incorporates landscaping that contributes to flora and fauna habitat and fauna movement, with street trees selected from species native and/or endemic to the Tannum Sands UDA

Response: Not applicable.

Demonstrates consistency with current best practice for the identification and management of acid sulphate soils

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Appropriately manages mosquito breeding areas

Response: Not applicable.

Minimises adverse impacts on amenity during construction

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

4.3.5 Community safety and development constraints

Development ensures that people are safe from potential hazards including:

Acid sulphate soils

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Bushfire and flooding and predicted effects of climate change

Response: Not applicable.

Impacts of noise and dust from transport corridors are managed and minimised

Response: Not applicable.

4.3.6 Service infrastructure

***The UDA delivers efficient and effective use of infrastructure and services.
Development ensures infrastructure and services are:***

Provided in a timely, orderly, integrated and coordinated manner to support urban uses and works

Response: The proposed 1 into 4 lot reconfiguration is required to enable future residential allotments to be transferred to freehold tenure and sold to prospective purchasers. The proposed development is for the sole purpose of urban use.

Available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, electricity and telecommunications)

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Designed to allow for future developments in information technology and providing access to technology in neighbourhood and community facilities

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

Located and designed to maximise efficiency and ease of maintenance

Response: Not applicable. The existing subdivision approval has previously addressed this matter.

4.3.7 General requirements

Site area and landscaping:

Sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping

Response: Not applicable.

Landscaping is provided to enhance the visual amenity of the locality

Response: Not applicable.

Sub-tropical measures

Response: Not applicable.

Development provides built forms that respond to the sub-tropical environment, including eaves, roof overhangs and sun shading devices.

Response: Not applicable.

4.4 Zone provisions

4.4.1 Residential zone intent

The Tannum Sands UDA Development Scheme's intent for the Residential Zone states:

The Residential zone caters for a range of residential types including Houses, Multiple residential, Other residential and Home based businesses.

Non-residential land uses (e.g. school, electricity substation) may be suitable in the Residential zone. However, these uses are only appropriate if:

- Appropriately buffered from or integrated with the surrounding residential area*

- *Residential character and amenity is protected*
- *There is a demonstrated need for the use.*

Typically non-residential uses in the Residential zone will cater for the needs of the immediate community and will not undermine the viability of uses in the Mixed Use zone or nearby centres. A variety of parks will be provided within the zone, including local and neighbourhood recreation parks as shown on Map 2. Existing trees and other natural vegetation will be retained where possible within all parks in the zone.

The Residential zone includes land that will be required for stormwater management.

Response: The proposal involves the reconfiguration of one lot into four for the purpose of project allotments in accordance with the ULDA's term lease with the Queensland Government. The proposal also remains in accordance with the provisions of the Development Scheme for the Tannum Sands UDA and will in no way limit the ability of the site to be developed for residential purposes (and ancillary facilities) as intended.

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CONCLUSION

This application seeks approval for the reconfiguration of 1 lot into 4 (three new allotments and balance lot) of Lot 6 on SP228432 in accordance with the conditions of the term lease over the property with respect to the Tannum Sands Urban Development Area. The application is supported from a Town Planning perspective as summarised below:

- The proposed reconfiguration seeks to satisfy administrative requirements by subdividing the relevant approved stages to allow future transfer of tenure and ownership of land within the UDA;
- The proposed reconfiguration will in no way impact upon the existing Stage 1-3 approval currently in place, nor will it adversely impact upon or limit the ability of the balance of the site to be developed in accordance with the Development Scheme for the Tannum Sands UDA.

We therefore recommend the application be approved by the ULDA with reasonable and relevant conditions for the development imposed.