

COMBINED DEVELOPMENT APPLICATION
SEEKING A DEVELOPMENT PERMIT FOR:

Reconfiguring a Lot (47 Residential Lots and
New Road), Material Change of Use (47 Dwelling
Houses) and Operational Works (Civil Works and
Landscaping)

OONOONBA PRIORITY DEVELOPMENT AREA

on behalf of
Yumba Meta

at
286 Lakeside Drive and 16 Darter Street, Oonoonba QLD 4811

on
Lot 5000 on SP302846 and Lot 9001 on SP306214

Date: 30 April 2026





Brazier Motti have prepared this report for the sole purposes of Yumba Meta for the specific purpose of a Development Application seeking a Development Permit for Reconfiguring a Lot (47 Residential Lots and New Road), Material Change of Use (47 Dwelling Houses) and Operational Works (Civil Works and Landscaping) at 286 Lakeside Drive and 16 Darter Street, Oonoonba.

In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.

Signed on behalf of Brazier Motti Pty Ltd

ANNE ZAREH

Associate/Senior Town Planner

Brazier Motti Pty Ltd



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- Appendix A: PDA Development Application Form and Owners Consent
- Appendix B: Certificates of Title, Survey Plans, Easement Search and CLR Searches
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- Appendix F: OPW Package including Drawings (Civil Works) prepared by LCJ
- Appendix G: OPW Landscaping Package including Landscaping Plans prepared by Place Design



1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Yumba Meta, in support of a development application seeking a Development Permit for a Reconfiguring a Lot (47 Residential Lots and New Road) and Material Change of Use (47 Dwelling Houses). The application also seeks approval of the associated Operational Works for Civil and Landscaping Works.

The development application is made in accordance with section 82 of the Economic Development Act 2012 and contains the mandatory supporting information specified in the applicable Development Application form, included in **Appendix A**. It is recommended that the level of assessment for this combined application is code subject to EDQ's confirmation.

The site is located within the boundaries of the Oonoonba Urban Development Area (UDA) and the assessment manager for the site is Economic Development Queensland (EDQ). The proposal requires assessment against the Oonoonba Urban Development Area Development Scheme.

The report reviews the characteristics of the site and reviews the town planning and legislative implications of the proposal pursuant to provisions of *the Act*.

To assist in EDQ's determination of this development application, this planning report provides greater detail on the nature of the proposal in covering the following matters:

- Section 2:- A subject site description.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- A review of the planning framework.
- Section 6:- Conclusion and recommendation.



2.0 THE SUBJECT SITE AND BACKGROUND

The subject land is located at 286 Lakeside Drive and 16 Darter Street, Oonoonba and situated south of the Townsville town centre. It is freehold land and more formally described as Lot 5000 on SP302846 and Lot 9001 on SP306214. The subject land is bound by Ross Creek to the west and north and established residential properties to the south, the Fairfield Waters Estate. To the east the subject land abuts the North Coast Railway line and Abbott Street, which are State Transport Corridors.

Lot 9001 on SP306214 has been included in this application for completeness because a small section of this lot (78m²), adjacent to Wilmot Street, forms part of the subdivision layout. **For the purpose of this report, subject land refers to Lot 5000 on SP302846 and Lot 9001 on SP306214 as a whole, whilst the subject site refers to Lot 5000 on SP302846 and the small section (78m²) of Lot 9001 on SP306214 only.**

Table 1 below shows the land details for each land parcel that forms part of the subject land. Owner's consent for all lots subject to this application is included in **Appendix A**. The subject land is not located the Environmental or Contaminated Management Register and copies of the search results are enclosed in **Appendix B**. The existing easement on the site will remain unaffected by this development.

Table 1: Lot details and associated zoning

Lot on Plan	Address	Area	Zoning
Lot 5000 on SP302846	286 Lakeside Drive, Oonoonba	2.396ha	Residential and Special Purpose
Lot 9001 on SP306214	16 Darter Street, Oonoonba	34.4598ha (part 78m ²)	Residential and Special Purpose

Figure 1 below shows an aerial image of the subject site in context of the Oonoonba Urban Development Area. It sits within the south-eastern portion of the development area.

Figure 1: Queensland Globe Aerial image of the subject site (orange)



Source: Queensland Globe, 2026



Figure 2 below shows an aerial image of the subject site and its immediate surrounds. It is an irregular shaped lot and contains an area of 2.4038ha.

Figure 2: Aerial image of the subject site and immediate surrounds



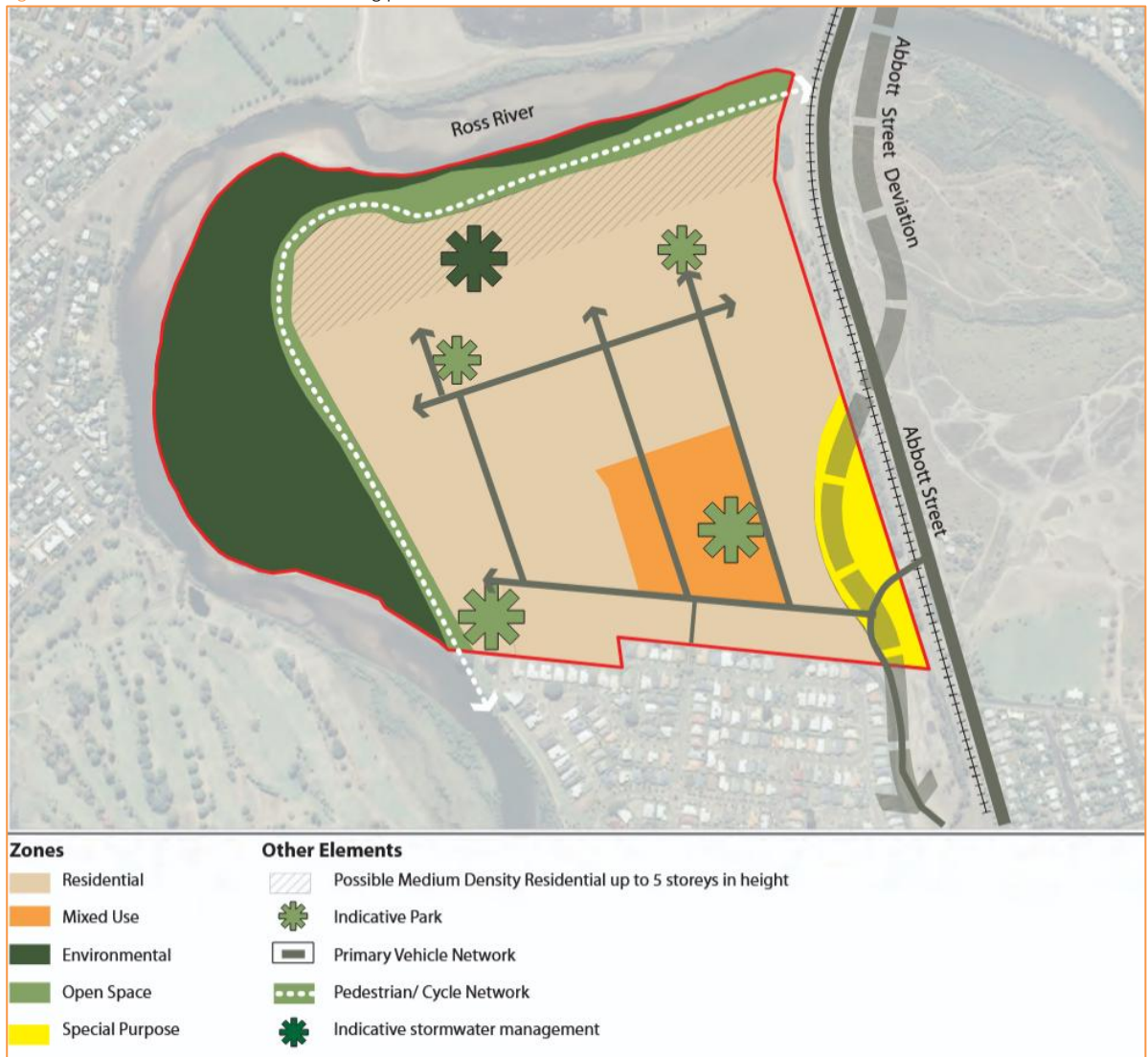
Source: Queensland Globe, 2026

The Certificates of Title confirming ownership of part of the subject site by the Minister for Economic Development Queensland are included in **Appendix B**. Copies of the survey plans and relevant searches are also included in **Appendix B**.

Figure 3 below shows that the subject land is located within the *residential* and *special purpose* zone.



Figure 3: Oonoonba UDA structure and zoning plan



Source: Oonoonba Development Scheme

Figure 4 shows the overall Masterplan for “The Village” at Oonoonba. A large section of the residential development has been delivered as per the Masterplan. The subject site has been previously identified as Stages 7C and 7D on the overall Oonoonba “The Village” Master Plan.

Hence, the subject site is referred to as Stages 7C and 7D in the documentation that supports this application (e.g. Engineering Report, SQMP, NIA, TIA, etc.)



Figure 4: The Village Master Plan



Source: Brazier Motti



3.0 THE PROPOSAL

The development application seeks a Development Permit from Economic Development Queensland (EDQ) to facilitate the Reconfiguration of a Lot (47 Residential Lots and New Road), being formerly Stages 7C and 7D of “The Village”. Further, the application seeks a Material Change of Use to establish use rights for a dwelling houses on each created lot. This is required due to the subject site being partially located in the Special Purpose Zone and creation of lots below 450m². In terms of location from a master planning perspective, the proposed subdivision is located immediately south of The Village Stage 7 with direct road connection via Leggett Crescent. *Figure 5* below shows the proposed subdivision layout which varies from the original masterplan proposal.

Figure 5: Proposed Subdivision Layout



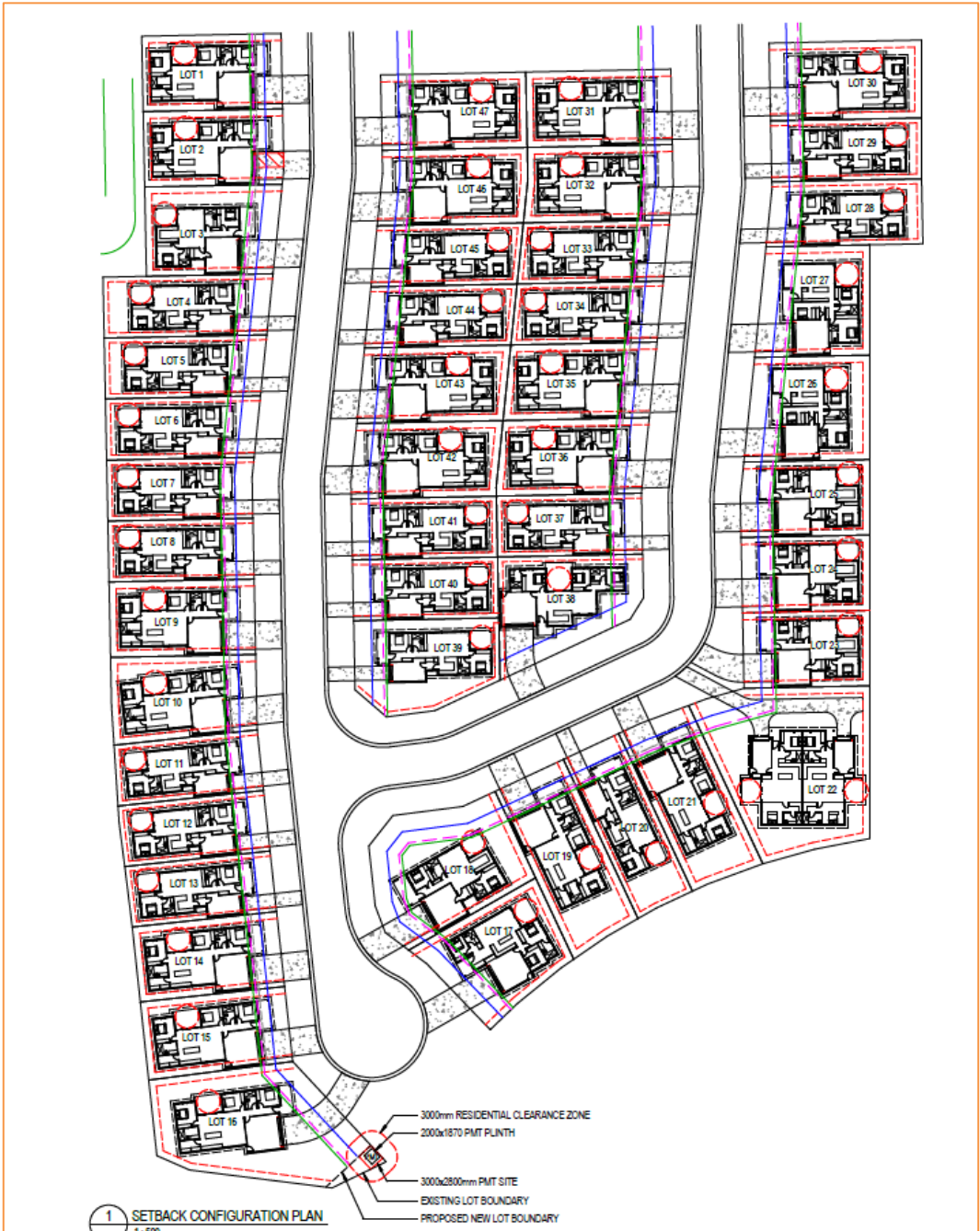
Source: Brazier Motti



The proposed development will provide opportunities for a range of residential lifestyles on allotments between 262m² to 717m². The layout and dimensions of the proposed Reconfiguration is illustrated on the Brazier Motti proposal plan 44063/002 Rev E, refer to **Appendix C** of this report.

The proposed development will deliver various lot type frontages which are then augmented further by varying lot depths. The variety in lot depths is utilised to both resolve constraint issues and ensure that the development offers a variety of lot sizes that cater for affordability and lifestyle choices. *Figure 6* below shows the proposed lot and dwelling types and setback relaxations. This plan is provided in full at **Appendix D**.

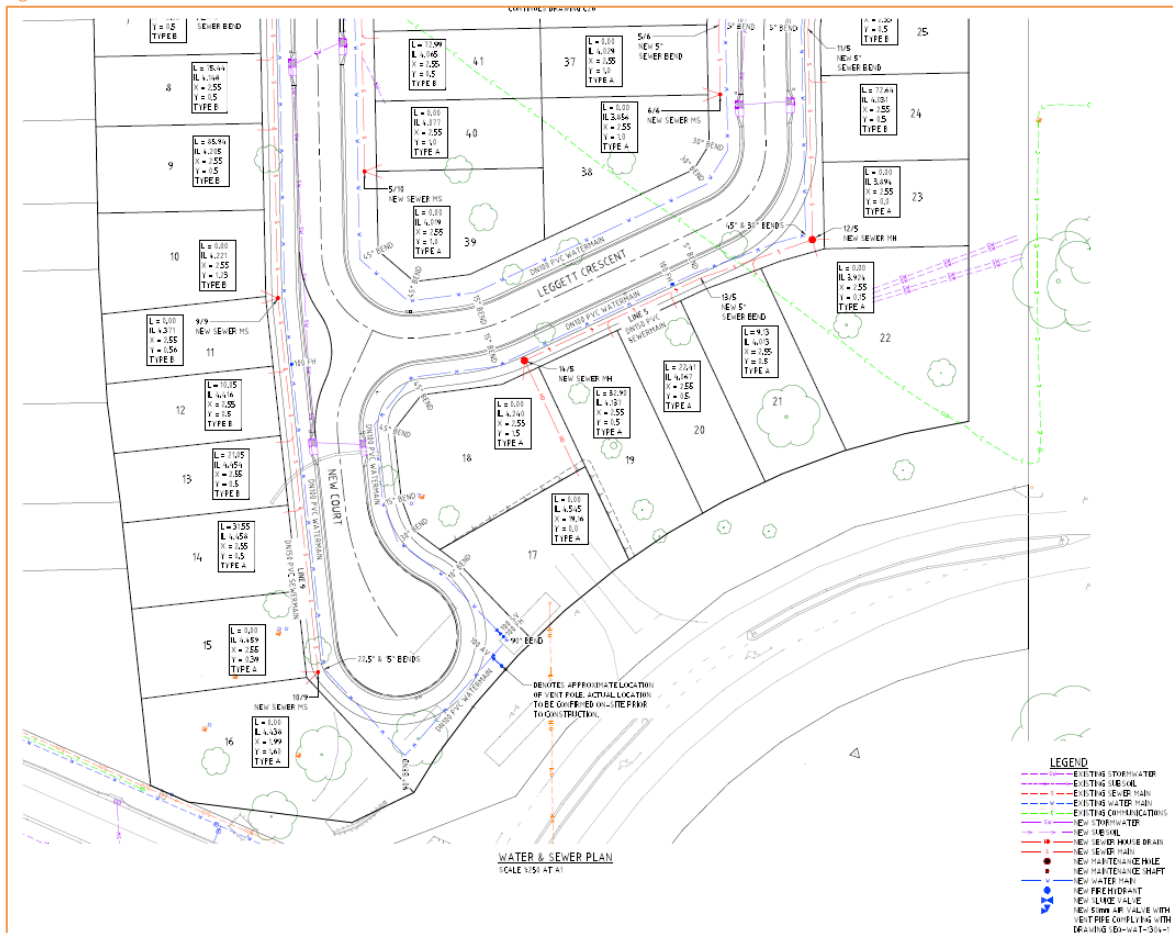
Figure 6: Lot Types and setbacks



Source: Arqus design



Figure 9: Water and Sewer reticulation



Source: LCJ

Power and Communications

Negotiations with relevant utility service providers for the supply of electricity and telecommunications will be undertaken.

Stormwater Quality Management Plan and Stormwater Drainage

Stormwater network infrastructure is to be planned and provided when the internal road network is designed and constructed. Some piped drainage, structures, culverts and water sensitive urban design (WSUD) features have already been provided as part of the construction of Riveredge Boulevard. Stormwater quality management has been addressed in a Technical Memorandum by Design Flow, which is included as *Appendix C* in the engineering report in **Appendix E**. In summary, the subject site (identified as Stages 7C and 7D of The Village), has been previously assessed at ultimate development conditions. The catchment and drainage assumptions made relating to future development are still valid for this proposed development and the stormwater treatment strategy previously reported is unaltered with the inclusion of this proposed development.

Further, stormwater drainage details have been provided by LCJ as part of the OPW package in **Appendix F**. A stormwater catchment plan is shown in *Figures 10 and 11*.

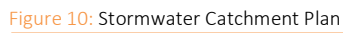


Figure 11: Stormwater Drainage Plan

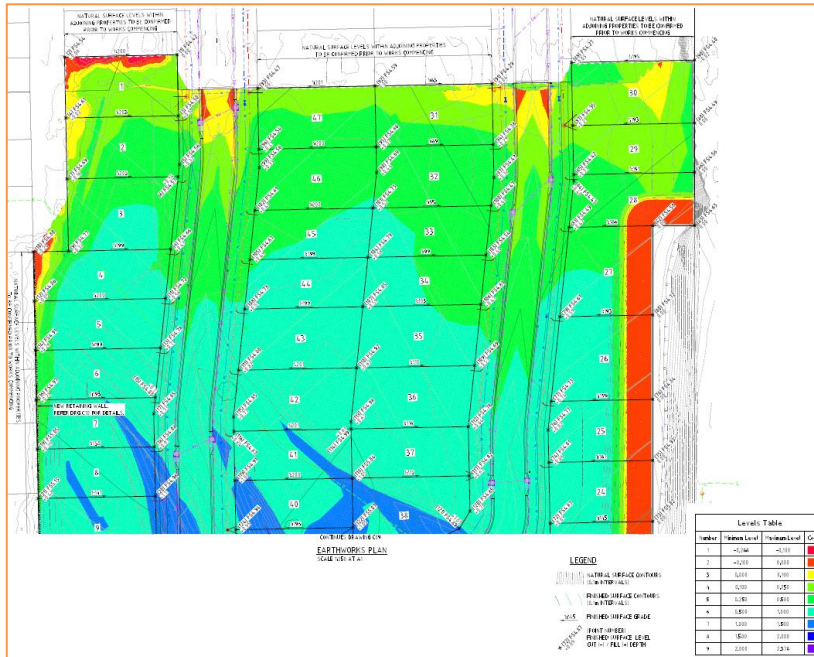




Flood Impact Assessment

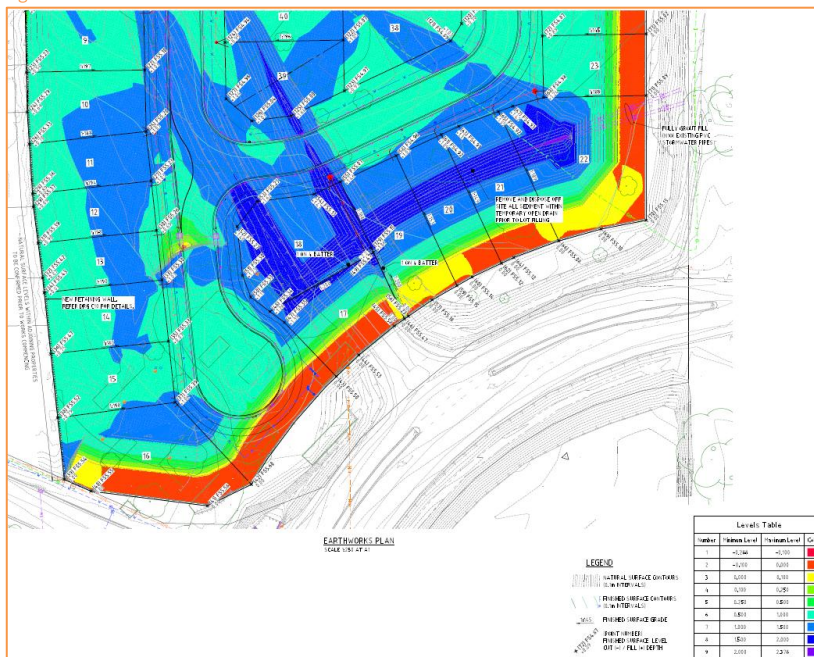
Filling of the site as part of this development displaces an estimated volume of 115m³ flood water based on a 1% AEP (including climate change) of RL3.51. As this flood level is associated with a large connected body of water associated with flooding of Ross River this will have a negligible impact on the overall flooding associated with this flood event. Flood information has been provided by Water Engineering Partners, which is included as *Appendix D* in the engineering report in *Appendix E*. Further, Earthworks plans are included in the Operational Works Package prepared by LCJ in *Appendix F*. Figures 12 and 13 show an extract of the earthworks plans.

Figure 12: Earthworks Plan



Source: LCJ

Figure 13: Earthworks Plan



Source: LCJ



Traffic Impact Assessment

A Technical Memorandum was completed by Urbis (attached as *Appendix E* in the Engineering Report- **Appendix E**). In summary, Urbis has undertaken the traffic engineering assessment for The Village development at Oonoonba, within the Oonoonba PDA, to identify the intersection upgrade layouts for the two (2) study intersections:

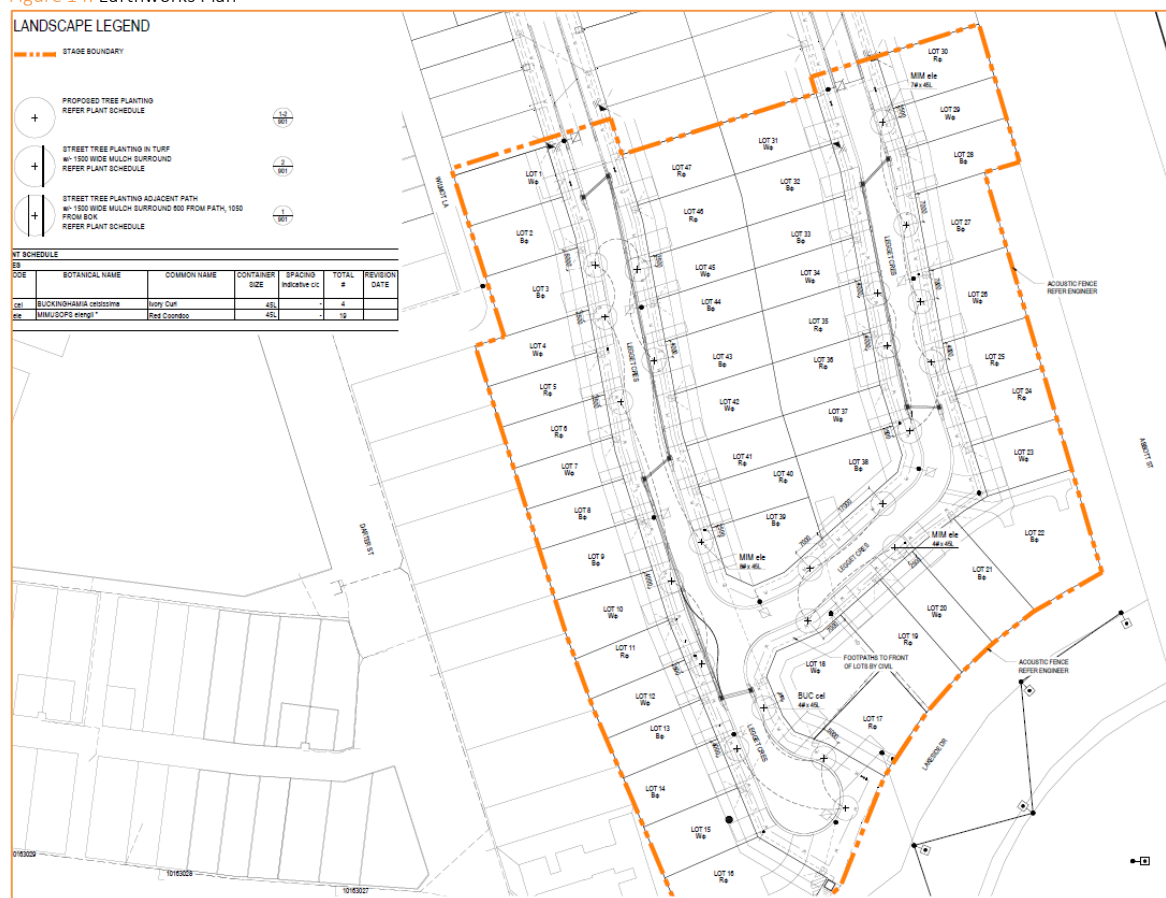
1. Abbott Street / Lakeside Drive; and
2. Lakeside Drive / Riveredge Boulevard.

The traffic analysis has identified that both intersections will be signalised with additional traffic lanes to accommodate the anticipated traffic growth and development traffic associated with The Village and Lot 6000 on SP302846. The assessment results indicate that both proposed intersection layouts will operate within acceptable capacity limits at the 2039 design horizon. A safety assessment identifies that the proposed intersection design within this report will provide a safer outcome overall for the study intersections, through the nature of signal controlling the vehicle and pedestrian movements, providing formal pedestrian crossing facilities and removing slip lanes.

Landscaping

An operational works landscaping package has been prepared by Place Design Group and is attached in **Appendix G**. The landscaping intent is a continuation of the adjoining streetscape that has been established within the Oonoonba Village. *Figure 14* shows the proposed street tree locations.

Figure 14: Earthworks Plan



Source: Place Design Group



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2 ECONOMIC DEVELOPMENT ACT 2012

The *Economic Development Act 2012* has been established to provide a mechanism for particular parts of the State to be declared Urban Development Areas, ensuring the availability of land for urban purposes to provide a range of housing options with a particular focus on the provision of affordable housing options for low to moderate income households. EDA seeks to provide a streamlined planning and development frameworks for particular parts of the State declared as Priority Development Areas (PDA's).

The *Economic Development Act 2012* also refers to the establishment of the Economic Development Queensland (EDQ) which is responsible for planning, carrying out, coordinating and controlling development within the declared urban development areas. The EDQ works with Local and State government, community, local landholders and development industry representatives to assist with delivery of commercially viable developments that include diverse, affordable, sustainable housing, using best-practice urban design.

There are several areas within Queensland that have been designated for future development by Economic Development Queensland. The subject site is within the designated Oonoonba Urban Development Area boundaries as defined by the Oonoonba Urban Development Area Development Scheme.

4.3 ASSESSMENT MANAGER AND DEVELOPMENT SCHEME

The subject site is within the designated Oonoonba Urban Development Area boundaries as defined by the Oonoonba Urban Development Area Development Scheme. The Oonoonba Urban Development Area (UDA) was declared on 23 April 2010. Economic Development Queensland is the assessment manager for this application.

4.4 STATE INTEREST

Consideration of the development of the subject site against Schedule 10 of the *Planning Regulation 2017* determined that referral to external agencies will be required. This referral would be undertaken by EDQ as part of the assessment process.

The subject site is located within 25m of a state-controlled road (Lakeside Drive), and therefore assessment is required, in particular with regard to traffic and noise impact. Further, the site is located within 25m of a railway corridor (east), and therefore assessment is required with respect to impacts on the railway corridor.

4.5 PUBLIC NOTIFICATION

A UDA development application will require public notification if the development application is for a use, or of a size or nature which, in the opinion of the ULDA, warrants public notification.



Residential development in the Residential Zone that complies with the zone intent will not require public notification. It is understood that the subject site is a split zone, however, the masterplan for the Village earmarks development for residential purposes. It is therefore suggested that public notification is not required.



4.6 NORTH QUEENSLAND REGIONAL PLAN

The subject site is located within the boundaries of the North Queensland Regional Plan, and within the Townsville Urban Area. New urban residential development which is deemed by the assessment manager to be consistent with the relevant provisions of the Plan is supported by the NQ Regional Plan.

The site is not identified within a Priority Agricultural Area, Strategic Environmental Area, Priority Living Area or Renewable Energy Investigation Area.

The North Queensland Regional Plan does not contain any statutory provisions or assessment benchmarks relevant to development of the site.

The proposal is considered to be consistent with the outcomes of the NQ Regional Plan.



5.0 THE PLANNING FRAMEWORK

5.1 CATEGORY OF DEVELOPMENT AND

Pursuant to the Oonoonba Priority Development Area (PDA), the Reconfiguring a Lot, Material Change of Use and Operational Works trigger Assessable Development.

5.2 PDA ASSESSMENT FRAMEWORK

Pursuant to Section 87 (1) of the EDA, MEDQ must consider the matters listed in Table 1 below when assessing and deciding a development application within the Oonoonba PDA.

Table 1: Matters to be considered in making a decision

PDA ASSESSMENT FRAMEWORK MATTERS	COMMENTS
(A) The main purpose of this Act The main purpose of this Act is to facilitate economic development, and development for community purposes, in the State.	The proposed development achieves the main purpose of the EDA as the application for a combined reconfiguration of a lot, material change of use and associated operational works which seek approval for residential development to ease the current housing pressure by way of providing additional affordable housing.
(B) Any relevant State interest (a) an interest relating to the main purpose of this Act; and (b) an interest that, in MEDQ's opinion, affects an economic, community or environmental interest of the State or a region.	As per above, the proposed development achieves the main purpose of the EDA as it will assist with provision of additional housing. State matters will be addressed appropriately during the application assessment process. It has been identified that the only State interests are transport corridor aspects which can be managed appropriately.
(C) Any submissions made to it about the application, during the submission period	The proposal is considered to comply with the structural elements, structure plan and UDA-wide criteria and zone provisions, and therefore public notification is not considered to be required. However, we expect EDQ to confirm this aspect during the assessment period.
(D) The Oonoonba UDA Development Scheme	The proposed development is merely the subdivision of land into additional residential allotments for future dwelling houses. It is consistent with the anticipated masterplan for the site.
(E) Any PDA preliminary approval in force for the relevant land	Not applicable
(F) Any Preliminary Approval under the Planning Act in force for the relevant land	Not applicable



5.3 OONONBA URBAN DEVELOPMENT AREA SCHEME

The Oonoonba Urban Development Area Scheme applies to development applications submitted over the Oonoonba UDA. It is a statutory instrument and has the force of law.

The purpose of the Oonoonba Urban Development Area Scheme (the scheme) is to regulate orderly development and provide direction as to the preferred form of development within the nominated precincts in the Urban Development Area.

The Oonoonba Urban Development Area Scheme is one of the primary mechanisms the EDQ uses to deliver development outcomes. The main purposes of the Development Scheme are to facilitate:

- The availability of land for urban purposes;
- The provision of a range of housing options to address diverse community needs;
- The provision of infrastructure for urban purposes;
- Planning principles that give effect to ecological sustainability and best practice urban design; and
- The provision of an ongoing availability of affordable housing options for low to moderate income households.

Through the Development Scheme, development in the Oonoonba UDA will contribute to achieving the following goals:

- Promoting and maintaining liveable communities;
- Promoting planning and design excellence;
- Providing economic benefit; and
- Protecting ecological values and optimising resource use.

This development proposal (MCU & RAL) requires assessment against the UDA-wide criteria including:

- Housing and community;
- Neighbourhood, lot and block design;
- Street design and parking; and
- Environment and sustainability.

Relevant criteria provisions are assessed in detail in the following section.

5.4 URBAN DEVELOPMENT AREA WIDE CRITERIA - ASSESSMENT

Housing and Community

Residential neighbourhoods:

- deliver a minimum of 50 percent of all dwellings across the UDA available for purchase at or below the median house price for Townsville;
- deliver a minimum of 40 percent of all dwellings available to purchase or rent to low to moderate income households for Townsville;
- deliver 10 percent of all dwellings as accessible housing to meet the changing needs of people and households over time; and
- contribute to housing choice by providing a range of housing types.



Response

Development of the subject site (identified as Stages 7C and 7D on the overall masterplan) for residential purposes will continue to deliver an improved variety of housing choice that will ensure an affordable market price can be provided for the Townsville region. It is expected that the majority of the proposed lots established will be available for purchase at or below the median market price for Townsville. In addition, once dwellings are established for rental purposes, these properties will be made affordable for rent by low to medium income households within the Townsville region.

This affordability is able to be maintained and offered given that the subject land area does not encompass site constraints that would make the cost of construction significantly high. Together with this component, the majority of allotments are of a regular shape that contributes to further cost savings in both engineering and building construction.

Given the variety of residential lots proposed as part of this subdivision, a wide range of built form residential product will become available to meet the needs of a diverse range of households seeking to establish within the Townsville locality. The layout of each proposed allotment as part of this application has been designed to integrate into the established Stage 7B to the north of the subject development area.

Open space areas, commercial and community services along with public transport are located within close proximity of the proposed allotments and will ensure that sustainable and affordable travel is offered. This concept ensures that the meaning of the term “affordable housing” is upheld, along with providing for a sustainable community.

With the wide range of residential product on offer within this UDA, the changing needs of people and households can be met from now and into the future. Allotments considered to be traditional in size, provide households that enjoy an outdoor lifestyle or have children, the benefits of larger private open space areas. On the other hand, smaller courtyard allotments provide households with an easier to maintain indoor and outdoor residential area to ensure that a busier lifestyle is able to be sustained.

The proposed allotments are consistent with the intended character of the surrounding environment and current sustainable building practices which will provide amenity and functionality. The lot sizes, dimensions and configurations, orientation and setbacks provide variety to potential demographic and socio-economic groups to be included within the community, all achieved in part by the distribution of lot types and densities.

The lots are designed for different types of housing to accommodate the number of varying housing needs of differing households, age groups and income levels of the future residents to make for a balanced social mix and vibrant community. The proposed layout is generally consistent with the latest Ooonoonba Masterplan 29060/636 Rev Q.

The proposal allows new approaches in the planning, design and building of dwellings to ensure that they are socially, environmentally and economically sustainable. The proposed allotments are an efficient use of available land and will create more sustainable houses in a more cost-efficient manner that are comfortable, cheaper to maintain and complements the surrounding environment.

The proposal has sufficient robustness and will not affect the integrity or the identity of the EDQ nor that of the overall outcomes sought by the scheme, including lots designed for different types of housing to accommodate the varying housing needs of differing households, age groups and income levels of the future residents to make for a balanced social mix and vibrant community.



Overall, the proposal is considered to be consistent with the overall intent and furthermore is a considerate response to the existing character of the surrounding area and the expectations of the EDQ.

Neighbourhood, block and lot design

- maximise connectivity
- be responsive to the local climate and site features
- include walkable streets and neighbourhoods
- provide personal safety and security
- enhance character and amenity
- use infrastructure efficiently
- delivers appropriate scale of development
- incorporates principles for crime prevention through environmental design (CPTED)
- ensures adequate visual and noise amenity
- achieves a balanced mix of lot sizes to provide housing choice and streetscape variety
- responds to natural features, including topography and natural drainage features
- promotes healthy and active lifestyles by prioritising walking and cycling within the UDA and connecting to facilities and services outside the UDA
- incorporates orientation for solar access and natural ventilation

Response

The proposed 47 lot subdivision, to be established within the Oonoonba UDA locality, strengthens the unique and positive identity to the Townsville region, by providing for new and affordable residential product. The proposed subdivision layout also follows the existing pattern of development established within the immediate area and accounts for existing site constraints and topography.

The proposed layout design associated is a continuation of the existing settlement pattern and in line with the latest masterplan 29060/363 Rev Q. The layout encompasses principles for Crime Prevention Through Environmental Design by ensuring that active passive surveillance is able to be carried out and clear line of sight visibility is not obstructed. Each proposed allotment has clear connection points through to future public open space areas and community facilities, allowing for active lifestyles to be promoted.

The proposed subdivision incorporates regular shaped allotments positioned in a general east-west or north-south alignment. Given the Townsville climate, this proposed layout ensures that future residential buildings can be designed and constructed in a sustainable manner that reduces the need to rely on electricity for cooling.

All proposed allotments will have the ability to be adequately serviced with access to utilities such as Council's reticulated water supply, sewerage infrastructure, telecommunications, electricity, and refuse collection. The proposal seeks to extend existing infrastructure utilities including the continuation of the road network from Leggett Crescent in order to service the proposed residential allotments.

The proposal will enhance accessibility of affordable housing and lot size choice. The proposed allotments are considered to be of a sufficient size and dimension to provide adequate residential amenity, reflect community expectations, and be responsive to the climate.

The lot sizes vary between 262m² and 717m². The allotments are all located adjacent to a future public transport corridor.



The proposal is considered to be consistent with the overall masterplanning intent. It is a considerate response to the existing established character of the Oonoonba Urban Land Development Area. The proposed layout will not degrade the surrounding environment nor will future residents have a reduction in amenity for the above reasons. The proposed dimensions of the allotments are also consistent with orientation and dimensions sort by the guidelines.

It is further noted, although the site includes some special purpose zoned land, the latest masterplan had earmarked the area for residential development.

Street Design and Parking

- efficient and safe street networks for all users;
- adequate car parking; and
- access to public transport networks.
- connects to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic;
- provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping;
- provides movement networks for vehicles, pedestrians and bicycles that have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area and maximum public transport effectiveness;
- provides for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key city-wide, district and local destinations such as shops, schools, parks and community facilities;
- supports public transport routes and facilities and provides safe, legible and attractive connections from residential areas to public transport nodes or stops; and
- 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

Each of the proposed allotments will incorporate direct road frontage and access onto the proposed new internal roads, which will ultimately be connected to the existing roadway and Riveredge Boulevard/Lakeside Drive. The proposed new internal roads that will service the proposed residential allotments will be designed and constructed in accordance with the relevant road network standards to ensure that vehicular and pedestrian safety is provided.

The design layout of the proposed internal roadways will provide appropriate and clear connections for emergency vehicles and will not affect public transport effectiveness. Connections to surrounding public open space facilities, shops and schools will also be provided and maintained for future residents within this UDA.

Safe and convenient vehicular access and parking is available to each of the proposed allotments. Vehicular access can be constructed to each of the proposed allotments in accordance with the relevant standards to ensure that conflict with infrastructure and vehicular traffic are not encountered.

The proposed street network is designed to achieve a highly connected, legible and permeable grid pattern to provide choices in routes and mode of movement. Intersection designs provide safe traffic and transport movements and provide direct pedestrian and cyclist access to the future centres and focal points.

The street design provides pedestrian and cyclist connections through to other streets or to pedestrian/cycle paths with driveways kept to a minimum width to maintain footpath connectivity.



Generally, the footpaths are a minimum of 1.5 metres wide to allow pedestrian movement and space for people with mobility difficulties or prams.

Overall, the proposal is considered to be consistent with the overall intent for the residential zone and furthermore is a considerate response to the existing established character of the Oonoonba Urban Land Development Area.

5.5 ZONE CODE PROVISIONS

The Oonoonba Urban UDA is divided into five zones. The location and boundaries of the zones are shown on *Figure 3*. The subject site is identified to be partly within the Residential zone and partly within the special purpose zone. The intent for each Zone is identified as follows:

Residential Zone intent

The Residential Zone caters for a range of residential types including Houses, Multiple Residential, Other Residential and Home Based Businesses. Building height and density for residential uses are generally up to three storeys and 30 dwellings per hectare. However, on lots immediately adjoining Fairfield Waters the height of buildings is limited to 2 storeys. In the northern part of the residential zone as shown on *Figure 4*, building heights of up to five storeys and densities up to 150 dwellings per hectare are appropriate.

Special Purpose Zone intent

The Special Purpose Zone is primarily intended to be utilised for land required to construct the Abbott Street deviation. **However, if it should be determined the land is not required for transport purposes it is intended that it be used for residential purposes consistent with the Residential Zone.**

Response

As indicated throughout this report, the proposed development application seeks to create an improved variety of housing choice that will ensure an affordable market price can be provided for the Townsville region through the establishment of 47 residential allotments.

The land area associated with this stage of the overall development area is located within the south-eastern portion of the UDA and is designated partly within the Residential Zone and partly within the special purpose zone. The portion located within the special purpose zone is not required for transport purposes and therefore, the proposed subdivision complies with the development intent for this zone.

The proposal has sufficient robustness and will not affect the integrity or the identity of the estate nor that of the overall outcomes.

The proposal is considered to be consistent with the overall intent for the residential zone and furthermore is a considerate response to the existing established character. The proposed layout will not degrade the surrounding environment nor will future residents have a reduction in amenity for the above reasons. The proposed dimensions of the allotments are considered consistent zone outcomes:-

- The area and dimensions of the lots are sufficient to accommodate a suitable building, vehicle access points, sufficient space for private open space, clearances to boundaries and the ability for climate responsive design;
- The allotments will not create impacts on access to adequate daylight and ventilation of premises, natural breezes or detrimentally impact on the residential amenity of adjoining premises;



- The subject site has been appropriately graded (flat) making it suitable for all types of residential development without limitations;
- The proposal is located in an existing residential area and necessary infrastructure services are already in place within the road reserve; and
- The proposed allotments will enable a variety of price points creating affordable freehold allotments and provide variation to the dwelling housing types.

The proposal is considered to be consistent with the overall residential zone intent and furthermore is a considerate response to the existing character of the surrounding area. The proposal remains consistent with the intent of Economic Development Queensland to create affordable and sustainable housing upon traditional and smaller lots. Further, it has been determined that the portion of subject site located in the special purpose zone is not required for transport purposes.



6.0 CONCLUSION

This proposal details a development application to EDQ seeking a Development Permit for Reconfiguring a Lot (47 Residential Lots and New Road), Material Change of Use (47 x Dwelling Houses) and associated Operational Works (Civil Works and Landscaping).

In summary, the proposed development is recommended for approval based on the following reasons:

- The proposed development is consistent with the principles and development requirements stated within the Oonoonba Urban Development Area Development Scheme;
- The resultant lots are in character with the locality, ensuring amenity within the Residential Zone is maintained.
- The proposed development is located in an area appropriate for the nature of the use and traffic generated by it.
- The proposed residential development site is highly integrated into the surrounding urban form, utilising the existing street network of Riveredge Boulevard and Lakeside Drive, open space network and nearby support services and community infrastructure.
- The proposal provides for a variety of residential allotments that will significantly contribute to the mix of housing types within the overall Oonoonba “The Village” estate and will result in the creation of a cohesive, liveable, sustainable, accessible, affordable and identifiable community that meets the evolving needs of various household types and lifestyles.
- The proposed development is designed to maintain respect for site character and provides opportunity for easy access to the nearby open space and pedestrian network that responds to natural elements and provides various recreational opportunities.
- Includes the provision of infrastructure that shall meet the current needs of the community and allow for the future growth of the locality.
- Landscaping will be established throughout the proposed development area in a similar manner to existing surrounding landscaping works, which will complement the progression of development throughout the Oonoonba UDA.

This development proposal is considered to fulfil the intent for the site and complements the pattern of development located in adjoining areas. Site treatments are able to be managed by conditions. The proposal complies with the intention of the Economic Development Queensland to create affordable and sustainable housing upon smaller lots. Furthermore, the proposed subdivision layout and structure complies with the assessment criteria and intent of the Oonoonba Urban Development Area Scheme.

On the basis of the foregoing, it is our submission that, subject to reasonable and relevant conditions, this proposal is able to be approved by Economic Development Queensland subject to the imposition of reasonable and relevant conditions.