

DEVELOPMENT ASSESSMENT REPORT

ROMA URBAN DEVELOPMENT AREA
BOWEN STREET, ROMA
REF: PL2360/04M

PREPARED FOR:
URBAN LAND DEVELOPMENT AUTHORITY

JANUARY 2013



WOLTER
consulting group

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EXECUTIVE SUMMARY

Summary Table

Address of Site: Bowen Street, Roma						
Name of Development Area: Roma Urban Development Area						
Real Property Description: Lot 142 on SP250497 (Lot 142 on SP 250497)						
Area of Site: 2.287Ha						
Area Classification: Residential Zone and Special Purpose Zone						
Name of Owner: The State of Queensland (Represented by the Department of Environment and Resource Management)						
Type of Application: ¹		Prelodgement / Consultation:				
Aspects of Development	Type of Approval Requested		<table border="1"> <tr> <td>Meeting: Ongoing Liaison</td> <td>Date</td> <td>Contact Name / Ref Matt Toon</td> </tr> </table>	Meeting: Ongoing Liaison	Date	Contact Name / Ref Matt Toon
	Meeting: Ongoing Liaison	Date		Contact Name / Ref Matt Toon		
PA	DP					
MCU	☐	☐				
RoL	☐	☒				
BW	☐	☐				
OW	☐	☐				
PA ☐ yes ☒ no						
Brief Description/ Purpose of Proposal: Management Subdivision (1 into 3 Lots, New Road and Access Easement)						
Staged Development: No- Management Subdivision						
Level of Assessment: ULDA Permissible Development						
Public Notification: ☒ no ☐ yes (20 business days)						
Assessment Manager / ULDA Officer Previously Involved: Matt Toon						
Applicant Contact Person: Mitchell Hendricks Senior Town Planner (ph) 3666 5200 (f) 3666 5202 mhendricks@wolterconsulting.com.au						

¹ Preliminary Approval (PA), Development Permit (DP), Material Change of Use (MCU), Reconfiguration of a Lot (RoL), Building Works (BW), Operational Works (OW).

1 INTRODUCTION

This town planning report has been prepared in support of a development application seeking a Development Permit for Reconfiguration of a Lot (1 lot into 3 lots, New Road and Access Easement) on land at Bowen Street, Roma and described as Lot 142 on SP250497, current lot 142 on SP 250497, referred to as the subject site in this report.

This report provides the following information with respect to the assessment of the proposal:

- Proposal Overview;
- Pre Application History;
- Site Information and Analysis;
- Assessment Framework; and
- Recommendations and Conclusion.

2 PROPOSAL

2.1 General Description

The application seeks approval for a management subdivision to subdivide land located at Bowen Street, Roma to create lots that are consistent with the approved development footprint of stage 4b in accordance with the lease conditions from the Stage Government to the ULDA. The new road is dedicated in order to facilitate road access to final development with the access easement aligned so as facilitate access to Lot 142 and be absorbed by new road when Stage 4B is registered.

2.2 General Justification for Proposal / Design

This subdivision seeks to satisfy the terms of lease, over the site, between the ULDA and the State of Queensland. To fulfil the terms of lease, the proposed subdivision seeks to create a project lot and balance parcel to facilitate the transfer of leasehold land to freehold land. In particular as the plan of reconfiguration illustrates, the proposed project lot and balance parcel reflect the boundaries of approved Stage 4A and Stage 4B (DEV2011/173).

The proposal will not impede the roll out of the site's approved subdivision and will not prejudice future residential development in accordance with the Roma Urban Development Area (UDA) Development Scheme.

2.3 Proposal Detail

As previously detailed, this application seeks to create a project lot and balance parcel with an area of 8700m² (lot 142) and 1.371Ha (Lot 900). New road is to be dedicated in order to facilitate access to the new lots in accordance with the overall plan of development for this section of the Roma development. The access easement provides vehicle access to Lot 142 and is an extension of Lomandra Avenue and matches up with the road layout approved in stage 4B

Given that the proposal is for a management subdivision, the proposed lots are not required to be provided with services as they will be provided as part of future development under development approvals (ULDA Ref: DEV2011/173 & DEV2011/174).

2.4 Summary and List of Supporting Specialist Reports

The following specialist reports and information have been prepared in support of this DA:

- Proposed Subdivision Plan prepared by Fyfe;

3 SITE INFORMATION AND ANALYSIS

3.1 Physical Description

The subject site is bound by McDowall Street to the north, Currey Street to the west and existing houses to the south. In a wider context, the subject site is located in the eastern portion of the Roma UDA. In terms of its topography the site is generally flat and as **Figure 2** below illustrates, the site contains minimal vegetation.

3.2 Existing Uses

As Figure 2 illustrates, the site is currently vacant.



Figure 2: Aerial Map (subject site depicted by red boundary)

Source: Google Maps

3.3 Context

The Roma UDA is located approximately 1.5km west of the Roma Town Centre. The surrounding area is dominated by low density, detached residential dwellings and a clearing to the west which is an old stock route. The subject site is within proximity to local facilities, including Roma Hospital, and commercial, community and retail services. The site is easily accessible via a proposed internal road network that connects to existing streets including McDowall and Currey Streets. The subject site is also close proximity to major transport infrastructure that provides interstate and intrastate connections.

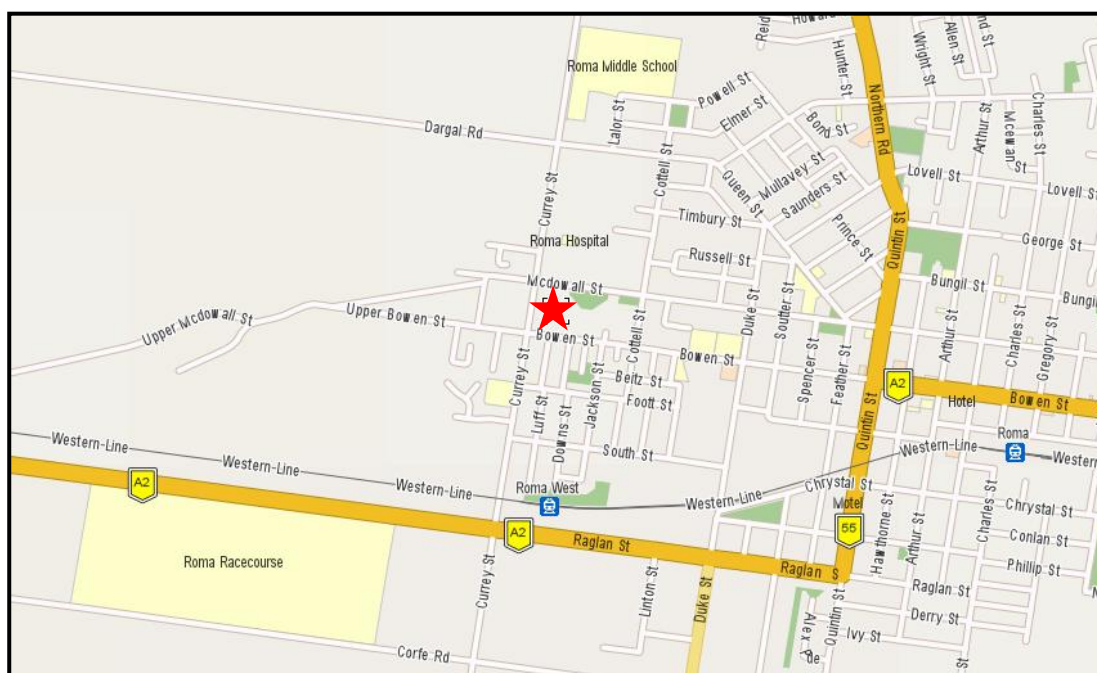


Figure 3: Locality Plan (subject site depicted by red star)

Source: streetdirectory.com.au

4 ASSESSMENT FRAMEWORK

The development application requires assessment against relevant provisions of the *Urban Land Development Authority Act 2007*, the Roma Development Scheme and the Residential 30 Guideline.

4.1 Urban Land Development Authority Act 2007

The *Urban Land Development Authority Act 2007* has been established to provide a mechanism for particular parts of the State to be declared as urban development areas. The Urban Land Development Authority Act 2007 also refers to the establishment of the Urban Land Development Authority who is charged with the responsibility of planning, carrying out, promoting/coordinating and controlling the development of land in these areas. Several areas in Queensland have been declared as Urban Development Areas by the Urban Land Development Authority, one of which is in the Roma UDA. This statutory body was established as a key part of the Queensland Housing Affordability Strategy.

4.2 The Roma Development Scheme

The Roma UDA Development Scheme was adopted on 15 April 2011 and governs development within the Roma UDA. The main purpose of the development scheme is to establish the overall intentions for development of the UDA as well as to identify a broad range of requirements applicable to proposed development.

4.2.1 UDA Wide Criteria

The subject site is located within the Residential Zone of the Development Scheme. The proposed subdivision is required to be assessed against the development scheme's UDA Wide Criteria. The Roma UDA Wide Criteria covers the following topics:

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

Please refer to Table 1 which undertakes an assessment of the proposal against this criteria.

Table 1: UDA Wide Criteria

Assessment Criteria	Response	Complies
Housing and Community The UDA delivers housing affordability and choice. Residential neighbourhoods: ▪ deliver a minimum of 66% of all dwellings across the UDA available for rent by households on or below the median annual income for Roma ▪ deliver a minimum of 30% of all dwellings across the UDA available for rent by households on a low to moderate income for Roma ▪ deliver 10 percent of all dwellings as accessible housing to meet the changing needs of people and households over time ▪ contribute to housing choice by providing a range of housing types deliver housing which integrates into existing residential areas	To satisfy the ULDA's lease terms with the State of Queensland, the proposal seeks to create a project lot and balance parcel to reflect the boundaries of Stage 4 B. Once titled this will enable the future development of Stage 4B to be carried out. The proposal does not impede the delivery of housing affordability.	✓
Neighbourhood, block and lot design The UDA delivers development designed to: ▪ maximise connectivity ▪ be responsive to the local climate and environment ▪ walkable streets and neighbourhoods ▪ provide personal safety and security ▪ enhanced character and amenity ▪ use infrastructure efficiently.	The proposal seeks solely to facilitate the future development of Stage 4B. Stage 4 B were designed in accordance with this criterion and addresses detailed design issues such as lot layout, CPTED and amenity. This application does not reduce the ability for future development to address these criteria.	✓
Neighbourhood planning and design: ▪ 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 networks and use of streetscape elements ▪ delivers appropriate scale of development ▪ incorporates principles for crime prevention through environmental design (CPTED) ▪ identifies appropriate areas for multiple	As above.	✓

Assessment Criteria	Response	Complies
residential uses - ensures adequate visual and noise amenity - maximises opportunities for views and vistas - 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 - integrates development with the surrounding environment and provides for shared use of public facilities by adjoining communities - provides parks that cater for a variety of functions, experience that are safe for users - locates services and utilities to maximise efficiency and ease of maintenance		
Street design and parking The UDA delivers: - efficient and safe street networks for all users - adequate car parking - access to public transport networks	Given the purpose of the proposal, no new streets are proposed as part of this application. The proposed new road is dedicated to ensure unencumbered access to the project lot.	N / A
Street network planning and design: - 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	As above.	N / A

Assessment Criteria	Response	Complies
have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area and maximise transport effectiveness - provides for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key local and district destinations such as shops, educational facilities, parks and community facilities - minimises the impact of traffic noise on residential development		
Planning and design of vehicle access and parking ensures: - safety and convenience for residents, visitors and service providers - adequate provision for the number and nature of vehicles expected.	As above.	N / A
Environment and Sustainable Development		
The UDA delivers: - minimal emissions to land, water and atmosphere - efficient use of land and resources - protection of amenity, environmental and resource values.	The proposed reconfiguration does not create any adverse environmental impacts. Given the nature of the management subdivision, there will be minimal emissions, use of resources and land and no adverse effects of the UDA's amenity, ecological values and natural systems.	✓
The design, siting and layout of development: - minimises adverse impact to the environmental values of the receiving waters by appropriately managing stormwater - minimises adverse impacts on natural landforms and the visual amenity of the site - retains vegetation where possible along streets and within parks - Promotes energy and water efficiency practices above current standards, maximises recycling opportunities and reduces waste generation - Promotes the adoption of decentralised	The proposed subject site is not located within proximity to any existing waters or wetlands. Furthermore, the subject site is not identified as containing any natural or cultural features that require protection. Please note, floodwater and stormwater will be adequately managed as part of the future development of Stage 4A & B.	✓

Assessment Criteria	Response	Complies
energy generation systems and natural ventilation to reduce energy use.		
During construction adverse impacts on amenity are minimised.		

4.2.2 Zone Provisions

As **Figure 4** illustrates under the Roma UDA Zoning Plan, the subject site is located within the Residential Zone. The intent of the Residential Zone is to cater for a range of residential types including houses, multiple residential and other residential reflect local housing needs. In particular the zone provides for densities of up to 30 dwellings per hectare with a range of lot sizes between 200m² and 650m².

However to satisfy the ULDA's lease terms with the State of Queensland, this application seeks to create a project lot and balance parcel, to reflect the boundaries of Stage 4A & B. The management subdivision will assist in the transfer of leasehold land to freehold enabling the ULDA to develop the land for residential purposes consistent with the intent of the residential Zone.

The proposal does not jeopardise future development in accordance with the residential zone intent.

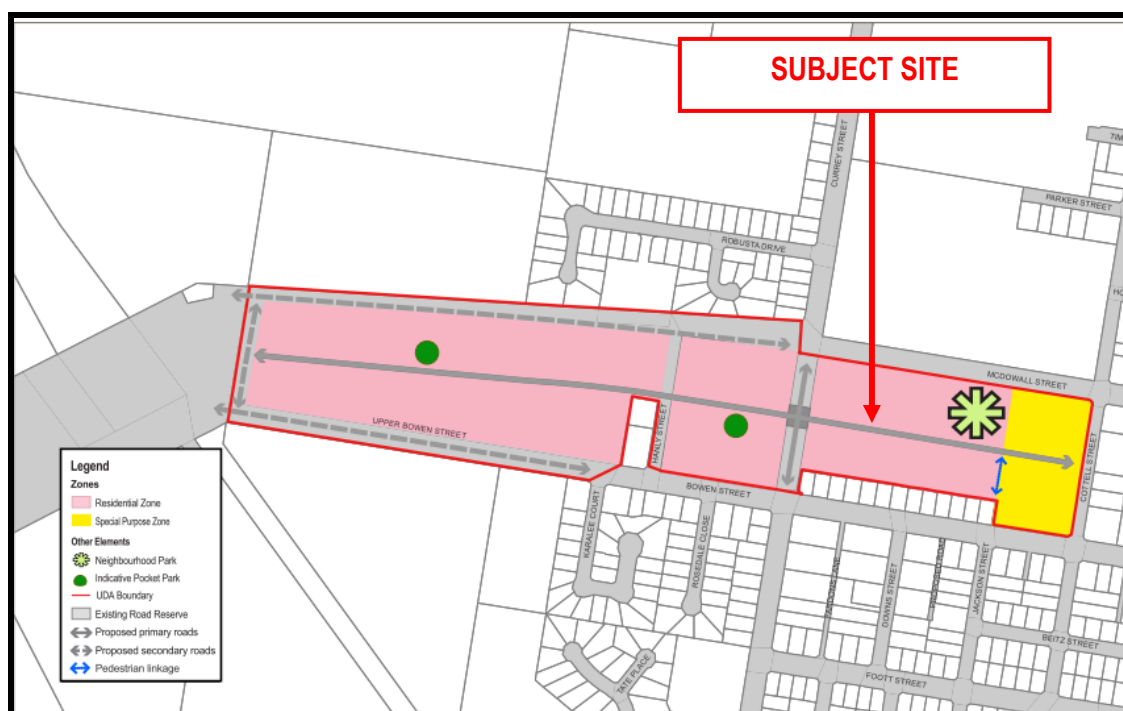


Figure 4: Precinct 1

Source: Roma ILUP

4.2.3 Level of Assessment

The Roma UDA Development Scheme sets out the level of assessment for all development within the Roma UDA. Specifically, the table in section 3.4.1 of the development scheme refers to the UDA's Residential Zone. Under Column 3 of the Level of Assessment table 'all development, including development not defined in Schedule 2, other than development mentioned in Column 1 or Column 2' is identified as Assessable Development. Given that the proposed reconfiguration is not mentioned in either Schedule 2 or Columns 1 or 2, the proposal is therefore considered Assessable Development.

4.3 Residential 30 Design Guidelines

The proposal generally complies with the intent and aims of the Residential 30 Design Guidelines in that it does not impede future development from being able to satisfy the design outcomes. Some of the stages of development within the UDA have previously been approved by the ULDA and as such can be deemed to comply with the Design Guidelines.

5 CONCLUSIONS AND RECOMMENDATIONS

The proposal is consistent with the intent of the Roma UDA Development Scheme in that it sets up project lots for Stages 4B so that future approved development can take place. It does not hinder the development potential for the site, and is a necessity given the terms of lease between the ULDA and the State Government.

As such, it is recommended that the proposed Reconfiguration of a Lot (1 Lot into 3 lots, New Road and Access Easement) be approved, subject to reasonable and relevant conditions.

APPENDICES

- A. Proposed Subdivision Plan prepared by Fyfe