



**Queensland  
Government**

**CQU Rockhampton UDA Development Scheme**

# **Submissions Report**

*Under the Economic Development Act 2012*

**February 2013**

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## 1. Introduction

The public notification and submission period for the Central Queensland University (CQU) Rockhampton Urban Development Area (UDA) Proposed Development Scheme was undertaken from 29 June to 13 August 2012.

This report provides:

- a summary of the key amendments made to the CQU Rockhampton UDA Proposed Development Scheme in response to submissions received
- a list of all of the amendments made in response to submissions received and an operational review of the scheme
- a summary of the submissions considered by the Urban Land Development Authority (ULDA), and
- responses to issues raised in the submissions.

## 2. Changes to the Urban Land Development Authority Act

In February 2013 the *Urban Land Development Authority Act 2007* (ULDA Act) was repealed and replaced with the *Economic Development Act 2012* (ED Act). Under the ED Act, the Urban Land Development Authority (ULDA) has been replaced with the Minister for Economic Development Queensland (MEDQ).

Existing Urban Development Areas (UDAs) are transitioned under the ED Act. Anything done or in existence in relation to a proposed development scheme under the repealed ULDA Act for a transitioned UDA is taken to have been done or in existence under the ED Act. Submitter's rights that existed under the ULDA Act are not affected.

At the time the ED Act commenced, a development scheme for the CQU Rockhampton UDA had not been made under the ULDA Act. In accordance with section 192 of the ED Act, the MEDQ must now make the Development Scheme for the transitioned CQU Rockhampton UDA.

## 3. Overview of submissions

A total of 24 submissions were received during the notification period and 2 submissions were received late, including submissions from:

- State agencies: Department of Community Safety (DCS), Department of Communities, Child Safety and Disability Services (DCCSDS), Department of Transport and Main Roads (DTMR), Department of Environment and Heritage Protection (DEHP), Department of Natural Resources and Mines (DNRM), Queensland Police Service (QPS)
- Rockhampton Regional Council (RRC)
- CQU and CQU staff
- Ergon Energy
- Community groups
- Local businesses
- Community members.

#### 4. Summary of key amendments

	Section details	Nature of /reason for amendment
1.	Introduction	Additional section to address changes to the ULDA Act.
2.	UDA-wide criteria	Additional text under 3.3.8 Environmental and natural resources sustainability, to require development to identify as well as protect flora and fauna as part of the development assessment process.
3.	Zone provisions	Additional text added to the Mixed use zone intent, to ensure the uses in the Mixed use zone support the creation of a Mixed use centre which is focused on complementing the learning and research functions of the university or serving the local catchment.
4.	Infrastructure plan	Additional text to clarify the need for future engagement with DTMR during the development assessment process to address road and intersection upgrades on State controlled roads.
5.	Implementation strategy	To clarify the meaning of the section, remove reference to ECHO and SOHO and replace with reference to innovative housing types.

#### 5. List of all proposed amendments to the Development Scheme

Issue #	Section details	Nature of / reason for amendment
<b>Front Page and Contents Page</b>		
1.	ULDA Logo	To reflect changes to the ULDA Act, update logo to Queensland Government Logo.
<b>S1.0 Introduction</b>		
2.	Section 1.3 Changes to the ULDA Act	To address changes to the ULDA Act, create new section and update subsequent numbering, to read:  <i>1.3 Changes to the ULDA Act</i>  <i>In February 2013 the ULDA Act was repealed and replaced with the Economic Development Act 2012 (ED Act). Under the ED Act, the ULDA has been replaced with the Minister</i>

Issue #	Section details	Nature of / reason for amendment
		<p>for Economic Development Queensland (MEDQ).</p> <p><i>Existing Urban Development Areas (UDAs) are transitioned under the ED Act. Anything done or in existence in relation to a proposed development scheme under the repealed ULDA Act for a transitioned UDA is taken to have been done or in existence under the ED Act.'</i></p>
<b>S3.1 Operation of the land use plan</b>		
3.	3.1.2 UDA development requirements	To address changes to where ULDA guidelines will be available, update website information to refer to DSDIP.
4.	3.2.9 Plan of Development	To address changes to where ULDA guidelines will be available, update website information to refer to DSDIP.
<b>S3.3 UDA-wide criteria</b>		
5.	3.3 UDA-wide criteria	To address changes to where ULDA guidelines will be available, update website information to refer to DSDIP.
6.	UDA-wide criteria 3.3.4 Street and movement network	<p>To highlight the consideration of State-controlled roads, under the "Street and movement network" add an additional bullet point to read:</p> <p><i>'provides efficient and safe street and State-controlled road networks for all users'.</i></p>
7.	UDA-wide criteria 3.3.4 Street and movement network	<p>The provision of on-road cycle services will be required on State-controlled intersection treatments. Under the "Street and movement network" add an additional bullet point to read:</p> <p><i>'supports provision of on-road cycle services where appropriate on State-controlled intersection treatments'.</i></p>
8.	UDA-wide criteria 3.3.8 Environment and natural resources sustainability	To reflect updates to the guideline, amend the title to read: <i>Environmental values and sustainable resource use</i>
9.	UDA-wide criteria 3.3.8 Environment and natural resources sustainability	<p>To clarify the intent of the criteria, under 'Environment and natural resources sustainability' amend the first bullet point to read:</p> <p><i>'identifies and protects significant environmental and ecological values'</i></p>
<b>S3.4 Zone provisions</b>		

Issue #	Section details	Nature of / reason for amendment
10.	3.4.2 Zone intents, Mixed use zone	<p>To clarify zone intent, replace existing Mixed use zone intent text with:</p> <p><i>'The Mixed use zone caters for a range of Commercial, Residential, Retail, Service and Community uses that support the creation of a Mixed use centre which is focused on complementing the learning and research functions of the university or serving the local catchment.</i></p> <p><i>Uses that serve the local catchment will generally cater for the needs of the immediate community, will not undermine the viability of uses in nearby centres and will support university needs.</i></p> <p><i>The Mixed use zone may also cater for larger uses that complement the university and development, such as a school or college.</i></p> <p><i>The development of high-tech clean industries, alternative energy source technologies, distance education development and regional medical research are encouraged in the Mixed use zone.</i></p> <p><i>Retail uses are focused in the retail core area as shown in Map 2: Structure and zoning plan.'</i></p>
11.	Table 1: Level of assessment table, Open space zone	<p>To clarify permissible development in the zone, add additional line in Column 3A to include Reconfiguration of a lot.</p>
<b>S4 Infrastructure plan</b>		
12.	Infrastructure plan	<p>To clarify the intention to undertake further analysis of traffic impacts during the development assessment phase. Amend sixth paragraph to read:</p> <p><i>'Road upgrades will be in accordance with traffic studies undertaken as development proceeds. State controlled roads shall be upgraded in accordance with agreements with DTMR'</i></p>

Issue #	Section details	Nature of / reason for amendment
13.	Infrastructure plan	To clarify the intention for infrastructure charges to be taken from developer contributions from development within the UDA. Amend seventh paragraph to read:  <i>'Listed below is infrastructure currently identified for the CQU Rockhampton UDA. Contributions towards infrastructure shall generally be drawn from development contributions from development within the UDA.'</i>
14.	Infrastructure table	To clarify potential requirement to upgrade State controlled roads, add additional row under Roads and Streets to read:  <i>6. 'Upgrades to Yaamba Road.'</i>
<b>S5 Implementation strategy</b>		
15.	5.2 Housing options table, stretch targets	To clarify the intent of the section remove words 'SOHO and ECHO housing types' and replace with:  <i>'innovative housing types'</i>
<b>Back Page</b>		
16.	Contact details and logo	To reflect changes to the ULDA Act, update contact details, disclaimer and logo.

## 7. Summary of submissions and responses relating to Development Scheme

### Areas of support

Issue #	Issue/comment
1.	<p>A number of submissions expressed general support for the proposed Development Scheme. Specific comments included:</p> <ul style="list-style-type: none"> <li>• Support for provision of affordable housing in the Rockhampton and Central Queensland region and acknowledgement of the impact of the resource boom on the region</li> <li>• Support for the proposed Development Scheme (including supporting guidelines) and the delivery of a mixed use precinct, in particular the provision of commercial, retail, residential, service and community uses that builds on the existing COU and established sporting fields/ open space areas</li> <li>• Believe the proposal will have a positive impact on the North Rockhampton area and the potential to facilitate the achievement of good development outcomes in a sustainable manner</li> <li>• Believe the Development Scheme has the potential to deliver exciting development.</li> </ul>
2.	Support for use and promotion of sustainable technologies
3.	DEHP State interests have been appropriately reflected in the scheme.
4.	Generally supportive of the location of the proposed electricity substation subject to further negotiation between COU, Ergon and the state government.
5.	Support inclusion of public housing as exempt development.
6.	Support for the provision of open space requirements that are consistent with the State Infrastructure Charges Schedule being the provision of land for public parks and community purposes at 4.8 hectares per 1000 persons, as per the ULDA Park Planning and Design Guideline. Also support the approach of obtaining guidance from the ULDA Guidelines to inform the provision of Community Infrastructure, Open Space and Parks.
7.	Supportive of the delivery of infrastructure that will enable the desired planning outcomes of the proposed development scheme (as defined in the Infrastructure Plan).
8.	The recognition of the RRC's Centres Study 2010 in the proposed Development Scheme is supported, particularly with regards to the need for development within the Mixed Use Zone to be complementary to the existing and future intended retail hierarchy of the city.

## Areas of concern

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
<b>Drafting/Administrative/Editorial comments</b>			
1.	<p>The Structure and zoning plan (Map 2) does not present an overlay of existing uses which makes it extremely difficult to work out what changes are actually proposed in any detail.</p>	<p>The intent of the Structure and zoning plan is to show the preferred outcome for new development and does not address existing development as it has a right to continue.</p> <p>New development is guided by the requirements of the Development Scheme including the zones indicated on the Structure and Zoning plan as well as key infrastructure elements and UDA-wide criteria.</p> <p>Existing uses have the right to continue and will remain as they are until someone seeks to develop the land. When a developer (with the landowner's consent) seeks to develop land, they will be required to lodge a development application. Development will only be approved when it is consistent with the intent of the Development Scheme and the structure and zoning plan.</p>	N
<b>General</b>			
2.	<p>Concerned that the proposed Development Scheme, including the Structure and Zoning plan, represents a high level land use outcome for the site and does not provide any detailed development information. It is therefore difficult to gauge the impacts of the Development Scheme particularly in relation to specific land use outcomes, such as residential, open space and community facility outcomes.</p> <p>It is considered critical that further technical studies and detailed site assessments are provided as part of future applications to effectively determine the appropriate development extent and built form outcomes.</p>	<p>The intent of the Development Scheme and Structure and zoning plan is to show the preferred outcome for new development and guide land use outcomes by providing an appropriate level of flexibility for an applicant to determine how this is achieved. This is provided by indicating zones, key infrastructure elements and listing criteria for assessment.</p> <p>Detailed design outcomes will be addressed when an application for development is lodged. Development applications will be required to lodge detailed site design information to inform the assessment of the application.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
3.	<p>It is unclear how the proposed Development Scheme relates to the Rockhampton City Plan outcomes and other existing, approved or future developments in the area.</p> <p>It is unclear the extent to which the Development Scheme is supported by RRC. No details on these issues have been provided apart from an acknowledgement of consultation with the Rockhampton Regional Council.</p>	<p>Prior to declaration of the UDA the ULDA consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use, residential, retail, commercial and education based community, and as a result the UDA was declared.</p> <p>The UDA site is strategically located within an urban growth corridor of Rockhampton. The proposed scheme presents a long term development outcome for the site that is consistent with good planning principles. The Rockhampton City Plan had already zoned the western side of the UDA residential and provided for residential development to occur on the eastern side of the UDA.</p> <p>The ULDA also consulted with RRC during the preparation of the proposed Development Scheme to ensure the proposal would be appropriate in the context of the Rockhampton City Plan and strategic planning being undertaken for the new planning scheme.</p> <p>Furthermore the ULDA has commissioned expert advice where required to assist in the preparation of the scheme including the preparation of an economic assessment. This report looked at appropriate thresholds for retail and commercial development, taking into consideration existing and proposed development in the surrounding areas. The outcomes of this report are reflected in the proposed Development Scheme.</p> <p>The Council's submission received during the public notification period highlights overall support for the Development Scheme and its proposals and discusses some specific points around design and delivery of development which will be addressed through the development assessment process.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
4.	<p>Concerned the proposal does not justify the need for residential development. Concerned that there has been no analysis of housing markets in Rockhampton or Central Queensland and no identification of the need for affordable housing.</p> <p>Currently the vision statement outlines four key elements to integrate the University more closely with the community i.e. the mixed use centre, sporting fields and open spaces, university and residential areas. While there are benefits in pursuing each of these broad goals, there is limited justification for the need for each area, particularly the residential area.</p> <p>It is asked whether elements of the plan can be advanced without the residential component. It is suggested that a better long term plan could be developed to retain green habitat areas, provide for educational uses, increase student residential options on campus, as well as provide community facilities for use by the broader community.</p> <p>Additionally it is asked whether the different elements can be varied for example to increase the role of the sporting fields and vary the mix of university and mixed use centre.</p>	<p>UDA's are generally declared in areas where the government can assist with facilitating urban development. In the case of the CQU site, good town planning outcomes can be achieved by co-locating residential development with retail, commercial and education facilities.</p> <p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>Prior to declaration of the UDA and during the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the declaration process and the preparation of the scheme. The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme.</p> <p>The Development Scheme and associated structure and zoning plan are intended to guide land use outcomes and provide an appropriate level of flexibility for an applicant to determine how this is achieved in their design and application. This includes the ability to vary the mix of university, retail, commercial and residential elements within a development application, as long as the application is consistent with the UDA-wide criteria, zone provisions and supporting ULDA guidelines.</p>	N
5.	<p>A more detailed and rigorous evaluation and planning process should take place before the scheme is further advanced.</p>	<p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations</p> <p>The ULDA has commissioned expert advice where required to inform the preparation of the scheme. The proposed Development Scheme has also been informed by extensive consultation with stakeholders, state agencies, CQU and RRC.</p> <p>Prior to declaration of the UDA and during the</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		<p>preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the declaration process and the preparation of the scheme. The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme.</p> <p>The purpose of the public notification period is to seek the community's feedback on whether they agree or disagree with this preferred option. Further evaluation is not considered necessary to finalise the Development Scheme.</p>	
6.	It is unclear how future lease arrangements will be handled and who will own and or lease the site.	It has not yet been determined who will own or lease the land if and when development occurs. The existing ownership and lease arrangements will continue until such time as an alternative arrangement is negotiated between the relevant parties.	N
7.	The plan is short sighted.	<p>Planning instruments are generally based on a 15 to 20 year planning horizon which is a reasonable time period to plan with some certainty about growth and the land use needs of the community. Consultation with CQU and RRC and other stakeholders indicated there are no anticipated conflicts with their long term plans.</p> <p>It is currently anticipated that development of the UDA would take up to 30 years to be completed.</p>	N
8.	Concerned about impacts to the child care centre and its capacity, which is already unable to support the needs of current CQU staff.	<p>The ULDA has consulted with the child care centre in the preparation of the proposed Development Scheme. The child care centre is generally supportive of the proposals contained in the scheme.</p> <p>The proposed Development Scheme allows the child care centre the potential to expand in the future if needed.</p>	N
9.	Concerned about the impacts to properties that back onto the UDA boundary.	Appropriate open space buffers have been provided to existing residences along the parts of the boundary on the western side of the UDA that	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		<p>adjoin existing residential development.</p> <p>In other cases residential uses will adjoin existing or proposed residential areas and will be required to demonstrate how they have provided an appropriate interface with existing residential development adjoining the UDA boundary (as per the requirements in 3.3.1 Neighbourhood planning design criteria of the Development Scheme).</p>	
<b>Consultation</b>			
10.	<p>Concerned there has been no consultation with the indigenous land owners or mention of this group. The land is situated on Darumbal country.</p> <p>Advice from ULDA staff was that native title had been extinguished, yet local information indicates this may not be the case. A claim had been lodged (by Darumbal and Woppaburra clans together), but was denied and advice was that adapted claims should be subsequently lodged by each clan individually. This has not yet taken place, and any change to use would potentially disrupt future land claims. As CQU has had a long association with the Darumbal people, this process could damage that relationship.</p> <p>As the Fitzroy Basin Elders Committee offices are located on campus, lack of consultation with this group seems an omission.</p>	<p>Native title issues would normally be addressed as part of future negotiations to enable the site to be developed and is not something addressed by a Development Scheme or planning scheme.</p> <p>The ULDA has received preliminary legal advice that concludes that native title has been extinguished over Lot 70 on LN2378 (the main lot proposed for development in the Development Scheme) by valid grants of freehold title over the area prior to 23 December 1996. The provisions of the Native Title Act 1993 do not apply to any proposed act over this parcel. Additionally the Darumbal People native title claim filed on 27 June 1997 does not cover the reserve.</p> <p>The ULDA conducted an extensive community consultation program during the public notification period including community newsletters, public information sessions and meetings and direct contact with stakeholders such as the CQID centre.</p>	N
11.	<p>Concerned that there was no public consultation prior to the declaration. There are experts in sustainability and planning who are part of CQU and could have advised on suitable long term options for optimising the land for education use. These people are aware of local needs and issues, but their input was not sought. The opinions of the wider community have also not been sought.</p>	<p>Prior to declaration of the UDA the Queensland Government consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use, residential, retail, commercial and education based community, and as a result the UDA was declared.</p> <p>The ULDA conducted an extensive community consultation program prior to and during the public</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		<p>notification of the proposed Development Scheme to inform the preparation of the preferred option for the scheme. This program included community newsletters, public information sessions and meetings and direct contact with stakeholders, state agencies, CQU and RRC.</p> <p>The ULDA also commissioned expert advice where required to assist in the preparation of the scheme.</p> <p>The purpose of the public notification period is to seek the community's feedback on whether they agree or disagree with this preferred option.</p>	
<b>Property market / Development location</b>			
12.	<p>Concerned that this proposal will result in the loss of both publicly owned land and bushland to private commercial housing development. There is a potential oversupply of development in north Rockhampton and generally the residential market appears to have softened with most sales apparently around Gracemere and in the city. There are a number of existing and proposed developments in the vicinity of the UDA, some of which have had difficulty selling.</p> <p>The proposal fails to explain the existing situation in the area and does not identify the prospects for other land in the area to be developed instead of the UDA. Given the availability of land in the area it is suggested that provision of affordable housing would be better achieved through purchasing existing undeveloped land, or requiring these developments to make contributions towards affordable housing, rather than clearing another site.</p> <p>Would like further information which evaluates options to avoid the loss of private land and environmental assets, and justifies why the development should go ahead.</p>	<p>Prior to declaration of the UDA the ULDA consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use, residential, retail, commercial and education based community, and as a result the UDA was declared.</p> <p>The UDA site is strategically located within an urban growth corridor of Rockhampton. The proposed scheme presents a long term development outcome for the site that is consistent with good planning principles.</p> <p>Network infrastructure has the capacity to service development of the UDA and other facilities such as schools are located close by.</p> <p>The Rockhampton City Plan had already zoned the western side of the UDA for residential development and provided for residential development to occur on the eastern side of the UDA.</p> <p>The development envisaged for the site would create a new type of urban living in Rockhampton with a mixture of lot sizes and dwelling types with a close relationship to a learning environment provided by CQU.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
13.	Concerned development of low income housing will affect the resale value of existing properties.	<p>The timing and sale of houses in the UDA will be driven by market forces.</p> <p>There is no evidence that developing a diversity of lot sizes and housing types reduces the price of existing housing. In some cases it can be demonstrated that higher densities increase property values.</p>	N
14.	<p>This is an urban development plan situated on the outskirts of the city in a sub-urban area and does not reflect the style of surrounding properties.</p> <p>This type of development would be better placed in the town centre or near Gracemere as these areas are more in demand, whereas there appears to be an oversupply of residential lots in the northern suburbs.</p>	<p>The UDA site is strategically located within an urban growth corridor of Rockhampton. The proposed scheme presents a long term development outcome for the site that is consistent with good planning principles.</p> <p>The presence of CQU within the UDA and the potential for this presence to play a major role in the development of the site is unique in the Rockhampton area.</p> <p>It is the intention of the proposed Development Scheme to build on the positive role of the university and to support the creation of a community that interacts with the university campus in a positive way.</p>	N
15.	Concerned that a recent media article cites potentially 8000 residents would reside here (this is approximately 10% of the population of Rockhampton crammed into a small area), which would be unsuitable for this area and potentially a recipe for social disaster.	<p>It is anticipated that up to approximately 3,500 dwellings could be developed within the UDA if the area was developed in its entirety at maximum allowable densities. It is estimated this could result in a total population of approximately 8,000 people. In order to effectively plan for infrastructure planning must take into consideration what the maximum development potential is on a site.</p> <p>The actual amount and timing of development will be driven by the private market. It is currently anticipated that if the UDA was developed to its maximum it could take up to 30 years to be completed.</p> <p>The Development Scheme and associated structure and zoning plan are intended to guide land use outcomes and provide an appropriate level of flexibility for an applicant to determine how</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		<p>this is achieved.</p> <p>Detailed design outcomes will be addressed when an application for development is lodged. No development applications have been lodged at the time this report was written.</p>	
16.	<p>A developer is currently preparing an application for a residential development in Parkhurst, which will also accommodate a mixed use centre and potential educational facility. The site is identified as a Future Residential Area in the current Rockhampton City Plan.</p> <p>Given the investment the developer has planned for the Rockhampton community, it is requested that the proposed development of the UDA complements current and future planning priorities identified for Rockhampton.</p> <p>It is requested that committed land supply in the region is considered and the timing and type of housing proposed does not compromise the delivery of other identified development areas and the associated open space and community infrastructure for the Rockhampton area.</p>	<p>Prior to declaration of the UDA the Queensland Government consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use, residential, retail, commercial and education based community, and as a result the UDA was declared.</p> <p>The UDA site is strategically located within an urban growth corridor of Rockhampton. The proposed scheme presents a long term development outcome for the site that is consistent with good planning principles. The Rockhampton City Plan had already zoned the western side of the UDA residential and provided for residential development to occur on the eastern side of the UDA.</p> <p>Network infrastructure has the capacity to service development of the UDA and other facilities such as schools are located close by.</p> <p>The development envisaged for the site would create a new type of urban living in Rockhampton with a mixture of lot sizes and dwelling types with a close relationship to a learning environment provided by CQU.</p>	N
17.	<p>The development of the area west of the Bruce highway towards the CSIRO should be removed. Putting a 'main street' across a major highway which is already significantly impacted by high volumes of traffic will cause problems.</p> <p>Urban development should be left to the eastern side of the highway on the Norman Road side and have the 'main road' coming onto the highway with it</p>	<p>The ULDA has commissioned expert advice where required to assist in the preparation of the scheme. This has included the preparation of a Traffic Master Planning Report by a traffic engineer. This report looked at the safest and most cost effective options for providing access to new development within the UDA.</p> <p>Through this report it was determined that a 4 way</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
	ending there and not taken across the highway.	<p>signalised intersection connecting a new main street across Yaamba Road was the most appropriate option for providing the primary access to the site. This will also “unlock” land to the west with a more appropriate access arrangement compared to the current access that is provided to CQU facilities on the western side of the UDA.</p> <p>The Rockhampton City Plan had already zoned the western side of the UDA residential and provided for residential development to occur on the eastern side of the UDA.</p>	
18.	Do not believe urban development in the area around the CSIRO land should go ahead as it is known to flood and consists of natural bushland, home to native trees and wildlife. Furthermore concerned that residents of Panorama Heights Estate near the CSIRO building will be impacted and do not want to see further urban development in this area.	<p>The area to the west of Yaamba Road is zoned in RRC’s planning scheme as residential. Residential development adjoining existing residential areas is considered a compatible outcome.</p> <p>There is only a small part of the site that is flood affected and this area has been zoned for open space and will be protected from development. Furthermore a large part of the area to the west of Yaamba Road has been zoned as environmentally sensitive and will be protected from development.</p> <p>In this regard the majority of existing residents to the west of the UDA will adjoin areas of open space.</p>	N
19.	Concerned that the campus is far away from central services (hospital, city, main shopping areas) and therefore transport could be a problem. There may be a need for more bus services as taxi costs would be too high. It is suggested it would be more appropriate to have urban development closer to these services and where demand is higher (e.g. in the city).	<p>The UDA site is strategically located within an urban growth corridor of Rockhampton. The proposed scheme presents a long term development outcome for the site that is consistent with good planning principles.</p> <p>Network infrastructure has the capacity to service development of the UDA and other facilities such as schools are located close by.</p> <p>There is a current public transport service to the campus and the road network proposed for the UDA will enhance the delivery of this service to adjoining areas.</p> <p>The development envisaged for the site would create a new type of urban living in Rockhampton</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		<p>with a mixture of lot sizes and dwelling types with a close relationship to a learning environment provided by CQU.</p> <p>The Rockhampton City Plan had already zoned the western side of the UDA residential and provided for residential development to occur on the eastern side of the UDA.</p>	
<b>Structural elements</b>			
20.	<p>The Carlton Street intersection should be included as a Key Intersection in the Structure and zoning plan (Map 2).</p>	<p>The traffic study indicated that the importance of the Carlton St intersection could be downgraded once the new four way intersection is constructed north of this intersection. This is also consistent with CQUs masterplan which also downgrades the importance of this intersection as a key access point into the campus.</p>	N
<b>Neighbourhood planning and design</b>			
21.	<p>The inclusion of medium-density housing in its current location (near the playing fields and community sports centre) may block the views to the mountains - particularly at 5 storeys.</p> <p>Additionally 5 story medium density buildings would be out of proportion with the University which does not have any buildings of that height. This may also create an unwanted precedent for housing levels in the Parkhurst area.</p>	<p>It is understood there are buildings within the campus that are the equivalent of 5 storeys in height. The building heights identified in the scheme are intended to be maximums and not all buildings will necessarily be built to this height. Detailed design of buildings will be determined through the development assessment process. Development will be required to consider the interface with existing residential development adjoining the UDA.</p> <p>It is intended that buildings up to this height only be included within the designated Mixed use zone and Medium density residential areas. In this regard they will be located close to existing buildings of this height, and will ultimately be tapered down and surrounded by lower residential buildings.</p> <p>By tapering heights down in the Mixed Use and Medium density areas to the Urban living zone it is not envisioned this will create any precedent for increased height outside the UDA. Any applications for development outside the UDA will be decided by the RRC inline with the RRC Planning Scheme.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
22.	<p>Generally disagree with the statement that the UDA will become a vibrant urban community as the proposal for the main street area is simply compacting as much as possible in a small area, creating a density of buildings that leads to a ghetto environment. Concerned this will not create a safe environment for residents or people who work at CQU.</p> <p>It has been extremely disappointing only a highly urbanised plan has been considered and there have been no alternative strategies offered. It is suggested the proposal be adapted to suit the regional area (which is not Brisbane) where living in each others pockets in a dense environment is not desirable.</p>	<p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme.</p> <p>UDA's are generally declared in areas where the government can assist with facilitating urban development. In the case of the CQU site, good town planning outcomes can be achieved by co-locating residential development with retail, commercial and education facilities. This type of mixed use outcome creates active places where people go at various times of the day to work, live, learn and play. Research shows these places tend to be safer and people who live or visit there access services they need more easily.</p> <p>Increased densities in development are shown to support more options for retail and commercial businesses as well as improved public transport options.</p> <p>The ULDA conducted an extensive community consultation program prior to and during the public notification period including community newsletters, public information sessions and meetings and direct contact with stakeholders.</p>	N
23.	<p>Concerned that the proposal does not account for the increased personal safety and security risk to people and property potentially arising from an increase in population and activity within and adjacent to the University precinct including the proposed inter-faith centre. This will result in higher levels of policing</p>	<p>Section 3.3.1 of the Development Scheme includes criteria about Crime Prevention Through Environmental Design (CPTED). The purpose of CPTED is to support the creation of places that are safer to use because they have a mix of activity</p>	N

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	<p>required.</p> <p>The current open approach to student facilities would need to be reassessed to consider the impact on safety of staff and students resulting from a more diverse population of visitors at increased times throughout the day.</p> <p>There is currently some crime on campus but security is able to monitor most foot traffic out of hours and on weekends. If the campus becomes an extension of shops and homes, this will become more difficult to monitor and potentially a major problem.</p>	<p>occurring in and around them.</p> <p>CPTED encourages places to be well lit, have people moving through them at regular times during the day and night, have people overlooking public spaces (often referred to as casual surveillance of the street) and creating a street system that is easy to understand and move through. These places tend to be safer as they are well used and therefore busier.</p> <p>There is no evidence to suggest that as a result of development within the UDA this will become a risk.</p>	
24.	<p>Concerned there will be increases in property crime (theft, wilful damage, graffiti offences, etc.) during the construction phase of the project.</p>	<p>Noted. There is no evidence to suggest that as a result of development within the UDA this will become a risk.</p>	N
25.	<p>Concerned there will be increases in calls for service for disturbances and domestic violence incidents with the establishment of medium density (60 dwellings per hectare) housing for low- to moderate-income households.</p>	<p>Noted. There is no evidence to suggest that as a result of development within the UDA this will become a risk.</p>	N
26.	<p>Concerned there will be increases in public order issues and liquor related offences in the retail core area if a licensed entertainment venue is incorporated into the broader mixed use zone.</p>	<p>There is no evidence to suggest that as a result of development within the UDA this will become a risk.</p> <p>It is not yet known what businesses will establish in this area when it is developed. The area will be designed incorporating Crime Prevention Through Environmental Design (CPTED) techniques.</p> <p>The Development Scheme and associated structure and zoning plan are intended to guide land use outcomes and provide an appropriate level of flexibility for an applicant to determine how this is achieved.</p> <p>Detailed design outcomes will be addressed when an application for development is lodged. No development applications have been lodged yet.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
<b>Street and movement network</b>			
27.	Concerned there will be increased traffic congestion during peak periods on major arterial roads including Yaamba Road (Bruce Highway) and Norman Road, with the construction of four-way signalised key intersections.	<p>The ULDA has received expert traffic planning and engineering advice on how to manage traffic generated as a result of development of the UDA. This has been incorporated into the proposed Development Scheme.</p> <p>Through this report it was determined that a 4 way signalised intersection connecting a new main street across Yaamba Road was the most appropriate option for providing the primary access to the site. This will also “unlock” land to the west with a more appropriate access arrangement compared to the current access that is provided to CQU facilities on the western side of the UDA.</p>	N
28.	Please provide further information on future plans for car parking for the childcare centre, including the number of bays and the location of the car park.	<p>The Development Scheme and associated structure and zoning plan are intended to guide land use outcomes and provide an appropriate level of flexibility for an applicant to determine how this is achieved.</p> <p>Detailed design outcomes will be addressed when an application for development is lodged. No development applications have been lodged yet.</p> <p>Information about the standard car parking requirements can be found in ULDA Guideline No. 6 Street and Movement Network.</p>	N
29.	Concerned traffic through the site will increase with new roads having the same busy status as Farm St. due to the way they join major thoroughfares of Norman Road and the Bruce Highway. This is undesirable.	<p>The ULDA has received expert traffic planning and engineering advice on how to manage traffic generated as a result of development of the UDA. This has been incorporated into the proposed scheme.</p>	N
30.	The transport planning needs to be refined to better assess traffic impacts of the proposed Development Scheme and to resolve issues associated with the configuration of key intersections.	<p>The ULDA has received expert traffic planning and engineering advice on how to manage traffic generated as a result of development of the UDA. This has been incorporated into the proposed scheme.</p> <p>Detailed design outcomes will be addressed when an application for development is lodged. No</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		development applications have been lodged yet.	
31.	The Development Scheme should include parking provisions which require development to provide sufficient on-site car parking, or an acceptable alternative solution, across all zones including the Special Use Zone.	<p>The Development Scheme and associated structure and zoning plan are intended to guide land use outcomes and provide an appropriate level of flexibility for an applicant to determine how this is achieved.</p> <p>Detailed design outcomes will be addressed when an application for development is lodged. No development applications have been lodged yet.</p> <p>Information about the standard car parking requirements can be found in ULDA Guideline No. 6 Street and Movement Network.</p>	N
32.	Having a main thoroughfare through the centre of the site will increase through traffic (i.e. people travelling from Yeppoon are likely to deviate across campus to avoid an extra set of lights) and this will increase traffic flows from Norman Road to Bruce Highway, potentially making this road the main through road to north Rockhampton (Norman Road is now most frequently used for those travelling to south Rockhampton). Currently the road is not seen as a through road and is mostly used by campus traffic.	<p>The ULDA has received expert traffic planning and engineering advice on how to manage traffic generated as a result of development of the UDA. This has been incorporated into the proposed scheme.</p> <p>Through this report it was determined that a 4 way signalised intersection connecting a new main street across Yaamba Road was the most appropriate option for providing the primary access to the site. This will also “unlock” land to the west with a more appropriate access arrangement compared to the current access that is provided to CQU facilities on the western side of the UDA.</p>	N
33.	Having a high use road next to the public use areas creates potential risks for child safety (e.g. the pool is used by local schools regularly). This plan also adds three controlled intersections (two on Norman Road and one on the Bruce Highway) a short distance from existing controlled intersections. Increasing the number of controlled intersections on these two main thoroughfares will potentially increase traffic delays and driver frustration.	<p>The ULDA has received expert traffic planning and engineering advice on how to manage traffic generated as a result of development of the UDA which has considered distances between intersections and safety. This has been incorporated into the proposed scheme.</p> <p>Through this report it was determined that a 4 way signalised intersection connecting a new main street across Yaamba Road was the most appropriate option for providing the primary access to the site. This will also “unlock” land to the west with a more appropriate access arrangement</p>	N

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		compared to the current access that is provided to CQU facilities on the western side of the UDA.	
34.	<p>The new main road entry/exit on Norman Road near the Yeppoon Rd intersection has potential to be problematic as it is close to the Yeppoon/Norman Roads intersection. This provides potentially 3 new lit intersections, 2 on Norman Road and 1 across to CSIRO, yet more on these stretches – the Bruce Highway is already a nasty stretch for lighted intersections. And all quite close to other intersections in existence now.</p> <p>When traffic is heavy, there is potential for blockages to back up to the exit from Yeppoon Road. Yeppoon Road is a main highway and there are many commuters who live at the coast and work in Rockhampton.</p>	<p>The ULDA has received expert traffic planning and engineering advice on how to manage traffic generated as a result of development of the UDA which has considered distances between intersections and safety. This has been incorporated into the proposed scheme.</p> <p>The advice received on traffic management concluded that the proposed street network could cater adequately to projected traffic demand.</p>	N
35.	<p>Concerned about impacts to parking availability on campus. CQU currently does not have enough parking available, particularly on days with high student use or public events. Parking issues will be exacerbated by the proposal as it appears parking will be reduced.</p> <p>Concerned having a commercial area immediately adjacent to the campus could result in non-university traffic overflowing into university parking and causing even more problems, or university parking extending into the residential area. Concerned extending parking areas within the current building zone would result in the loss of more green areas within the campus environs.</p>	<p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme. The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme.</p> <p>The Development Scheme does not outline exactly what development is going to occur on a site or what car parking will be provided. This is determined at the time a developer lodges a development application. Developers are guided by standards established in the ULDA guidelines including Guideline No 6 Street and Movement Network.</p> <p>The University is currently preparing its own masterplan which will detail where new car parking will be provided. The master plan will be laid over the area shown as the Special purpose zone on the Structure and Zoning Plan. In relation to the University's masterplan, through consultation with</p>	N

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		the University, it was determined that the CQU masterplan and UDA Development Scheme would be compatible.	
36.	Concerned that the Acacia Place roadway, which is currently narrow and ends in a paved area, may be altered to carry more traffic. This would be both dangerous and impractical.	The Development Scheme seeks to improve pedestrian connections into park areas on the west of Yaamba Road. There are no vehicular links planned to connect to Acacia Place.	N
37.	It is requested that a Registered Professional Engineer of Queensland (RPEQ), suitably qualified and experienced in traffic engineering, endorse the report in accordance with DTMR's Guidelines for Assessment of Road Impacts of Development.	<p>The ULDA has commissioned expert advice where required to assist in the preparation of the scheme. This included the preparation of a Traffic Master Planning Report by a traffic engineer. Consultants procured were considered suitably qualified to undertake an assessment of the traffic impacts resulting from development in the UDA.</p> <p>Detailed intersection design and traffic impacts from specific developments are determined through the development assessment process.</p> <p>For the purposes of the preparation of the proposed Development Scheme it is not considered necessary to have the report endorsed by a RPEQ.</p>	N
38.	<p>Amend the ninth bullet point under "Neighbourhood planning and design" to read:</p> <p><i>'ensure adequate visual and noise amenity in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice and the Queensland development Code (QDC) Mandatory Part 4.4 – Buildings in Transport Noise Corridors'.</i></p>	MP 4.4 is already referred to in section 3.3.9 Community safety and development constraints.	N
39.	<p>Under the "Street and movement network" add an additional bullet point to read:</p> <p><i>'efficient and safe street and State-controlled road networks for all users'.</i></p>	The Development Scheme has been amended to reflect this.	Y
40.	The provision of on-road cycle services will be required on State-controlled intersection treatments. Under the "Street and movement network" add an	The Development Scheme has been amended to reflect this.	Y

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	<p>additional bullet point to read:</p> <p>8. <i>'The provision of on-road cycle services will be required on State-controlled intersection treatments.'</i></p>		
<b>Housing diversity and affordability</b>			
41.	<p>Concerned that the case for providing residential housing and affordable housing in this location is not explained.</p> <p>Additionally there is no detail provided on the mechanism that will be used to generate affordable housing and other mechanisms that could be used to generate affordable housing have not been discussed. For example future planning approvals for development in the area around the university, where there is existing vacant land available for development, could have requirements for affordable housing to be included.</p>	<p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>The ULDA does not have responsibility for social housing but rather works to improve housing affordability. The ULDA improves housing affordability by reducing the cost of development through streamlining the development approval process and removing impediments to public and private housing and urban development providers enabling it to bring urban land to market quickly as identified in the ULDA Housing Guideline available on the DSDIP website.</p> <p>It also achieves housing affordability by requiring a variety of lot sizes and dwelling types within a development. Smaller house and lot types result in lower price points relative to the traditional lots being produced in the market.</p>	N
<b>Park planning and design</b>			
42.	<p>A larger percentage of the land should be made available for open parks with adjoining nature walks.</p> <p>Suggest that linkages between areas of environmental value are maintained or reinstated.</p> <p>Corridors of park/open space/environmental reserves/waterways should be provided for recreation and enjoyment of natural features of the area.</p>	<p>Approximately 24ha (over 11%) of the UDA has been set aside for Open space. This exceeds RRC's typical infrastructure contribution requirement of 10% of the developed site to be dedicated as parkland.</p> <p>Additionally, the Structure and zoning plan does not show all parks that will ultimately be provided. In line with the ULDA's park planning and design guideline, additional local and neighbourhood parks may also be provided as part of development. The need for and number of these parks will be determined as development occurs, in line with the</p>	N

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		standards established by the relevant ULDA guideline, available on the DSDIP website.	
<b>Sports fields and amenities</b>			
43.	<p>There is a lack of information regarding what open space facilities are to be delivered as part of the CQU development and how they relate to other existing and proposed facilities in the Rockhampton area. In particular it is unclear how community infrastructure will be provided for the additional development proposed, and how it complements the existing and future infrastructure identified within the Rockhampton Infrastructure Charges Resolution document (2011).</p> <p>Many of Rockhampton's sporting grounds are fragmented and in flood affected areas. Given the location of the CQU site on a major arterial road and its close proximity to existing service infrastructure, residential neighbourhoods and educational facilities it is suggested this proposal should seek to consolidate sporting grounds into a district level open space and community facilities precinct within the UDA.</p> <p>It is suggested this option for development should be prioritised over residential development.</p>	<p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>It is acknowledged that some people may desire to consolidate sporting facilities onto the site; however this would not achieve a balanced outcome across social, economic and environmental considerations.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>The Structure and zoning plan does not show all parks that will ultimately be provided. In line with the ULDA's park planning and design guideline, local and neighbourhood parks may also be provided as part of development. The need for and number of these parks will be determined on a per capita basis as development occurs, in line with the standards established by the relevant ULDA guideline, available on the DSDIP website.</p> <p>The proposed scheme does include approximately 24 hectares of both passive and active open space (over 11%) of the UDA, which exceeds RRC's typical infrastructure contribution requirement of 10% of the developed site to be dedicated as parkland.</p>	N
44.	<p>It is unclear how existing sporting facilities will be affected by the proposal. Concerned that the Structure and zoning plan shows current sports fields will be reallocated as residential development and hence lost or greatly reduced.</p> <p>There has been no evaluation about the costs of the</p>	<p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>During the preparation of the proposed</p>	N

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	<p>loss of this public space. There is no needs analysis of sporting and recreational facilities at the district level.</p> <p>Furthermore, there is no allocation of land specifically for sporting or recreation purposes on the Structure and zoning plan (Map 2).</p> <p>These facilities are too valuable and too expensive to relocate or lose. These areas are currently used by both the university and the wider community for local sports and other events.</p>	<p>Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>It is acknowledged that some people may desire to consolidate sporting facilities onto the site; however this would not achieve a balanced outcome across social, economic and environmental considerations.</p> <p>It is anticipated that new facilities would be consolidated on the one site and the area's capacity to undertake sporting activities would not be diminished.</p> <p>The proposed scheme does include approximately 24 hectares of both passive and active open space (over 11%) of the UDA, which exceeds RRC's typical infrastructure contribution requirement of 10% of the developed site to be dedicated as parkland.</p>	
<b>Environmental values and sustainable resource use</b>			
45.	<p>Concerned that development of the UDA will take away all of the University's bushland for housing, roads and retail developments; resulting in loss of the university's unique bushland setting.</p> <p>This wildlife habitat and the resident wildlife is an iconic part of the CQU campus. The vegetated areas and the parks within the university zone are attractive and peaceful and contribute to the sense of purpose of place for students.</p> <p>In its current form, the scheme does not properly justify the different alternative options available or the potential loss of open space and bushland.</p>	<p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>In relation to the University's masterplan, through consultation with the University, it was determined that the CQU masterplan and UDA Development Scheme would be compatible. The Development Scheme allows the University to overlay their masterplan over the land they intend to retain and generally to undertake more detail design and planning.</p> <p>The proposed scheme does include approximately</p>	N

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		24 hectares of both passive and active open space (over 11%) of the UDA, which exceeds RRC's typical infrastructure contribution requirement of 10% of the developed site to be dedicated as parkland. The proposed scheme and ULDA Guideline 14 Environmental Values and Sustainable Resource Use will provide guidance for the incorporation of native vegetation into development proposed within the UDA. The Development Scheme also seeks to retain mature trees within parks and along roads.	
46.	It is recommended that provisions be included in relation to stormwater with criteria of no worsening of flooding impacts and no increase in peak flows discharged from the development site.	Section 3.3.8 points 8 and 9 refer to stormwater and the hydrological network including reference to the requirements of the SPP 4/10 Healthy Waters and its supporting document Urban Stormwater Quality Planning Guidelines 2010.  Additionally Section 3.3.9 includes a requirement for development to ensure that stormwater run off at the site's boundaries does not exceed that which presently exists, and there is no net worsening of flood conditions at the site's boundaries.	N
47.	It is recommended that provisions for the appropriate protection of the bushland area in the north-east corner of the site be included in the Development Scheme.	There is no identified endangered vegetation in the north east corner of the site. Development within UDA is however guided by the requirements of UDA-wide criteria and ULDA guidelines which include requirements for environmental protection.	N
48.	It is recommended that significant trees and vegetation be integrated and retained within the development plan and wherever possible linked to neighbouring areas of similar values. Additionally vegetation on existing gullies/drainage lines within the site should be retained and enhanced.	The Sections 2.2.2 and 3.3 incorporate criteria for development to meet, including requirements to retain and enhance existing waterway corridors and provide appropriate buffers, as well as retain existing mature trees where possible in parks and other open space areas. Additionally parks are required to incorporate existing natural features where possible and landscape them to assist in creating neighbourhood identity and wayfinding.	N
49.	Parts of the existing vegetated areas are currently used for research activities of the University and are a carbon asset in a suburban area that has been	The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing	N

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	<p>increasingly developed and cleared. These areas should be retained.</p>	<p>interests of social, economic and environmental considerations.</p> <p>The proposed scheme does include approximately 24 hectares of both passive and active open space (over 11%) of the UDA, which exceeds RRC's typical infrastructure contribution requirement of 10% of the developed site to be dedicated as parkland.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>Positive environmental outcomes will be achieved across a number of areas including biodiversity, energy, water, waste, transport and remediation of contaminated lands.</p> <p>In relation to the University's masterplan, through consultation with the University, it was determined that the CQU masterplan and UDA Development Scheme would be compatible. The Development Scheme allows the University to overlay their masterplan over the land they intend to retain and generally to undertake more detail design and planning.</p> <p>If a University department requires more land for future activities, this will need to be negotiated with the appropriate representatives within CQU.</p>	
50.	<p>Concerned the biodiversity and ecology of the existing bushland areas has not been assessed and therefore is not understood in full and considered to have no value.</p> <p>Removing bushland areas and replacing them with residential development potentially negatively impact resident wildlife due to loss of habitat and impacts from pets, foot traffic and noise. This area has become home to displaced wildlife from the surrounding areas and provides a corridor to the national park. It connects to the adjacent</p>	<p>The Development Scheme has been amended to require development to identify as well as protect significant environmental and ecological values.</p> <p>In line with normal development practice, flora and fauna expected on the site as identified by the Department of Environment and Heritage Protection and the federal government's Department of Sustainability, Environment, Water, Population and Communities has been reviewed. This information has been considered against high resolution aerial photography mapping and</p>	Y

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	<p>Conservation Park (beside the Old Parks and Wildlife Services) and the Limestone Creek corridor.</p> <p>Leaving only small remnants of trees gives a false perception that the environment has been cared for whilst destroying the ecology of the area.</p> <p>The resident wildlife should be assessed and strategies should be developed to retain habitat and allow animals to relocate from zones where habitat will be removed.</p>	<p>vegetation mapping data.</p> <p>The site contains areas of wooded vegetation, however it should be noted that most of this vegetation is regrowth vegetation. Therefore habitat potential on the site is limited compared to adjacent environmental areas.</p> <p>The site has little value as a fauna corridor long term due to being truncated by the Bruce Highway Norman Road and Yeppoon Road which are subject to impacts from heavy traffic.</p> <p>Limestone Creek Environmental Park and Mount Archer National Park are both in close proximity to the UDA and have the ability to provide habitat for wildlife. However land to the east of the site is in private ownership therefore development in the UDA cannot influence connectivity between the site and the Mount Archer National Park through this route long term.</p> <p>Fauna connectivity is better to the north of the site where Limestone creek passes under the Bruce Highway and connects with Limestone Creek Environmental Park. These adjacent areas have remnant vegetation and a much better developed ecosystem structure. Old growth trees and vegetative debris will also offer much more habitat opportunity for fauna in these areas.</p> <p>Due to the lack of existing ecological connectivity between the site and the national park and Limestone creek, the Development Scheme does not promote fauna movement across these roads.</p> <p>As with standard construction practice, any clearing works will be conducted in the presence of a DEHP certified fauna spotter catcher and clearing directions will direct fauna away from the Bruce Highway. The spotter catcher will work ahead of clearing operations to ensure that any present fauna is moved from the site safely.</p>	
51.	Residents require state approval to remove vegetation yet this appears to be waived for the state	State approvals are not required for vegetation removal on the UDA. The Vegetation Management	N

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	government on this site. Has permission been sought from the relevant state authority? Do the Vegetation Act and Nature Conservation Act apply?	Act and Nature Conservation Act do not apply to development in the CQU Rockhampton UDA. Development is guided by the requirements in the ULDA guidelines including the Environmental Values and Sustainable Resource Use Guideline, available on the DSDIP website.	
52.	The middle of the block appears to be a natural watercourse. There is concern that attempts to alter this may have unexpected and potentially harmful effects that cannot be predicted.	Sections 3.3.5 and 3.3.8 of the Development Scheme incorporate requirements to protect the watercourse and provide appropriate buffers including the requirement to maintain or improve existing surface and groundwater values, including wetlands and waterway corridors in and adjacent to the UDA. In this regard hydrological assessments will be required at the development assessment stage.	N
53.	<p>It appears there is no genuine bushland area retained on the eastern side of Yaamba road, with the only open space to be provided as sports fields.</p> <p>The plan does say it will look to keep significant vegetation where possible, but is vague on what it considers significant. I have concerns this means "Pretty Eucalypts" rather than placing any value on native vegetation for its habitat value.</p>	<p>The UDA contains vegetation that has been mapped as high value regrowth, with areas containing 'least concern' and 'of concern' regional ecosystems. The site does not contain remnant vegetation. High Value Regrowth is not required to be protected in an area zoned for urban purposes. The proposed scheme and ULDA Guideline 14 Environmental Values and Sustainable Resource Use will provide guidance for the incorporation of native vegetation into development proposed within the UDA. The Development Scheme does however seek to retain mature trees within parks and along roads.</p> <p>The Structure and zoning plan does not show all parks that will ultimately be provided. In line with the ULDA's park planning and design guideline, local and neighbourhood parks may also be provided as part of development. The need for and number of these parks will be determined on a per capita basis as development occurs.</p>	N
54.	<p>CQU's focus on sustainability and alternative technologies will be more on research than use.</p> <p>The university has programs in the area of alternative</p>	The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental	N

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	<p>technologies and energy efficiency and seeks to promote these into the future in its research into climate change. In this regard the use of the campus as a carbon sink and for providing area to undertake research on solar panels or wind farms would provide far more benefit than developing the site for housing.</p>	<p>considerations.</p> <p>University related development within the Special purpose zone will be exempt from the requirements of the Development Scheme.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>In relation to the University's masterplan, through consultation with the University, it was determined that the CQU masterplan and UDA Development Scheme would be compatible. The Development Scheme allows the University to overlay their masterplan over the land they intend to retain and generally to undertake more detail design and planning.</p> <p>If a University department requires more land for future activities, this will need to be negotiated with the appropriate representatives within CQU. The implementation strategy of the Development Scheme looks to address areas to support research and innovation programs.</p>	
55.	<p>CQU does not have a biodiversity policy or policy on vegetation and land management with which the proposal should align.</p>	<p>The requirements established in the ULDA guidelines including Guideline No 14. Environmental Values and Sustainable Resource Use will assist in addressing concerns about environmental impacts and protection.</p>	N
56.	<p>The dams on both sides of the Highway may be contaminated as they are used as ponds for drainage of fish ponds (eastern side of Yaamba Road).</p> <p>The land behind the old CSIRO area is potentially contaminated and may be unsuitable for development due to prior use for animal research. This site may require decontamination.</p>	<p>The proposed scheme includes reference to the need to manage contaminated land on the western side of the UDA in accordance with relevant state requirements. These requirements will also apply if relevant to the eastern side of the UDA.</p>	N
<b>Community safety and development constraints</b>			

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57.	Parts of land on the western side of Yaamba Road are steep and unsuitable for residential development.	Noted. Steep land has been protected from development and zoned as open space.	N
58.	<p>The Development Scheme has been reviewed in accordance with the State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide (SPP 1/03).</p> <p>It is noted that areas constrained by natural hazards (flood, bushfire and landslide) have been identified and zoned the UDA to remove the majority of this land from developable areas. For completeness, it is requested that item 2 of Footnote 12 should specifically identify ULDA Guidelines No. 5 Neighbourhood Planning and Design and No. 15 Protection from Flood and Storm Tide Inundation.</p>	<p>Noted.</p> <p>To prevent repetition, the Development Scheme does not make specific reference to individual guidelines as the requirement to refer to guidelines is referenced at the start of section 3.3 UDA-wide criteria.</p>	N
59.	The development will increase the noise on campus from increased traffic and commercial and residential activity. This may result in loss of student traffic, who may choose to stay at home instead of coming onto campus.	<p>It is not foreseen that proposed development or traffic resulting from development will cause a significant noise impact.</p> <p>Additionally, impacts of noise from transport corridors will be addressed through DTMR's Traffic Noise Management Code of Practice and MP 4/4 Buildings in a Transport Noise Corridor.</p>	N
60.	<p>Concerned that the clearing of the land and subsequent construction will generate both noise and dust for an extended period that will affect existing residents adjoining the UDA.</p> <p>Concerned dust will affect outside air conditioning units, causes excessive dust inside the home and make the outdoor drying of clothes challenging.</p>	<p>Development will be undertaken in stages and it is forecasted that it may take up to 30 years for the whole site to be developed. In this regard the areas affected by construction will be limited and development will be incremental over time.</p> <p>Development will be required to minimise impacts on amenity resulting from the construction phase and this will be conditioned as part of any development approval.</p>	N
61.	It is unclear how impacts of noise from transport corridors will be managed and minimised. The ULDA (now MEDQ) should work with relevant authorities during the development application stage to mitigate noise impacts through the application of measures such as noise barriers, landscape buffers or siting	Noise from transport corridors will be managed in accordance with MP 4.4, which is referred to in section 3.3.9 Community safety and development constraints.	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
	non-sensitive land uses near Regional Transport Corridors.		
<b>Service infrastructure</b>			
62.	Sewerage Pump Station (PS1) is not desirable. The entire south western catchment can be gravitated to connect to existing Forest Park Pump Station.	Noted. Detailed design and construction of any infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process.	N
63.	The location of Sewerage Pump Station (PS2) is not desirable. The most productive location of PS2 will be adjacent to the Yeppoon Road and Yaamba Road intersection. The entire north western catchment can be gravitated to PS2 and discharge via pump at the existing Chancellor Estate Pump Station.	Noted. Detailed design and construction of any infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process.	N
64.	The proposed development must be connected to the Nagle Reservoir Zone in Norman Road.  The existing university water systems must be progressively connected to Nagle Reservoir Zone.  The existing water connections from Yaamba Reservoir Zone must be progressively disconnected.	Noted. Detailed design and construction of any infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process.	N
65.	The Norman Road Lift Pump Station clashes with a future road (Nagle Drive extension), the pump station must be relocated onto a freehold parcel of land (with dimensions of twenty metres by twenty metres) within the development site, adjacent to Norman Road at no cost to Council.	Noted. Detailed design and construction of any infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process.	N
66.	The existing 375 millimetre trunk water main traversing the site must be protected by an easement (with a width of five metres), centrally located over the trunk water main.	Noted. Detailed design and construction of any infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process.	N
67.	Development located at CSIRO northern catchment can connect to existing sewerage infrastructure via a new gravity connection. A pump station option is not supported.	Noted. Detailed design and construction of any infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process.	N
68.	It must be a requirement that Trade waste permits	Noted. Detailed design and construction of any	N

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	must be obtained for the discharge of any non-domestic waste into Council's existing reticulation system. Arrestor traps are required for wastewater from commercial or non-domestic sources.	infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process.	
<b>General requirements</b>			
69.	<p>The Development Scheme does not identify DTMR's landscaping requirements. Landscaping could potentially impact on sight distance visibility and subsequently affect the safety of the State-controlled road.</p> <p>Suggest under "Site area and landscaping" the following is added:</p> <p><i>'Any landscaping on the subject land that is within ten metres of the property boundary of the subject land with the State-controlled shall be planted in accordance with the Department of Transport and Main Roads' Road Landscape Manual'.</i></p>	<p>No direct access is proposed from Yaamba Road and in this regard development in this location will be fenced at the property boundary. Due to the setback from the constructed road, landscaping within the property boundary is not anticipated to affect sight lines.</p> <p>Any proposed works undertaken within the road reserve will be done so in accordance with DTMR's standards.</p>	N
70.	<p>Concerned that signage/advertising requirements have not been identified in relation to their impacts to the State-controlled roads. There is concern that advertising devices can impact on the safety of the State-controlled road; furthermore, glare from advertising devices could distract or mislead the motorists using the State-controlled roads.</p> <p>Suggest under "Advertising devices" the following is added:</p> <p>Advertising devices shall:</p> <ul style="list-style-type: none"> <li>• Not cause any distraction, and impact on the safety, of motorists using the State-controlled road</li> <li>• Be positioned and shielded to prevent light intrusion and glare onto the State-controlled road</li> <li>• Be fully contained within the development site with no encroachment onto the State-controlled road</li> </ul>	<p>Under Section 3.3.11 General Requirements of the Development Scheme, development will be required to meeting RRC's planning provisions for advertising devices and be sited having regard to safety and amenity. These requirements are considered sufficient to address this issue.</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
	<ul style="list-style-type: none"> <li>Comply with the Department of Transport and Main Roads' Roadside Advertising Guide</li> </ul>		
<b>Mixed use zone</b>			
71.	<p>It is suggested that the Mixed use zone focus on the university and its faculties over trade industries and retail shops. This should incorporate promotion and preference for high tech clean industries, alternative energy source technologies, distance education development and regional medical research.</p>	<p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>The Development Scheme does not differentiate between specific types of uses, but allows for categories of uses to occur where the impacts and planning considerations are generally the same.</p> <p>The Mixed use zone intent has been amended to encourage the delivery of particular development types indicated in the submission.</p>	Y
72.	<p>Disagree with the assumption that there is a student population at CQU significant enough to support retail shops. CQU's student profile is largely distance education and very few students attend lectures on site. The University struggles to support a small number of food outlets on campus for this reason and will never be the same as in inner city bustling student community. CQU has a vastly different atmosphere and operating environment which is unlikely to change into the future, as our commitment to distance education and remote student support is a key part of our future vision.</p>	<p>Noted. The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme including the preparation of an Economic Assessment. This report looked at the existing or planned retail and residential development in the area and considered what new retail development could be supported within the UDA. This therefore takes into account both students and new residents in the area. Based on these assumptions up to 4,500sqm of retail including a 1,500sqm supermarket could be supported within the UDA.</p>	N

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73.	<p>Extending the already ribbon-like retail development of North Rockhampton is undesirable. Good planning should seek to consolidate existing retail areas.</p>	<p>The proposed Development Scheme includes a preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme including the preparation of an Economic Assessment. This report looked at the existing or planned retail and residential development in the area and considered what new retail development could be supported within the UDA. This therefore takes into account both students and new residents in the area. Based on these assumptions up to 4,500sqm of retail including a 1,500sqm supermarket could be supported within the UDA.</p>	N
74.	<p>Concerned proposed commercial development will impact the viability of existing nearby precincts such as Glenmore and Parkhurst.</p> <p>The proposal makes no analysis of the commercial viability of establishing a commercial/retail precinct (mixed use centre) so close to an existing retail area (corner of Bruce Highway and Farm St), or how the proposed commercial precinct is consistent with the retail hierarchy or longer term planning of Rockhampton Regional Council.</p> <p>The proposal should be accompanied by some analysis about the future growth of Rockhampton, the population needed to support a new precinct, and the broader planning about the location of such precincts on the northern side of Rockhampton.</p>	<p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme including the preparation of an Economic Assessment. This report looked at the existing or planned retail and residential development in the area and considered what new retail development could be supported within the UDA. This therefore takes into account both students and new residents in the area. Based on these assumptions up to 4,500sqm of retail including a 1,500sqm supermarket could be supported within the UDA.</p> <p>The Development Scheme also makes reference to the RRC's centres network and centres study and</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		the need for development to be commensurate with this.	
75.	<p>Plans are currently being prepared for an expansion of an existing Shopping Centre that will be staged over the next 10-12 years and further enhance the retail and entertainment offer of this centre in North Rockhampton. The proposed development will also provide a significant number of jobs through its construction and operational phases.</p> <p>Given the investment the developer has planned for the Rockhampton community, it is considered important that the proposed development of the CQU UDA complements current and future planning priorities in place for Rockhampton.</p>	<p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme including the preparation of an Economic Assessment. This report looked at the existing or planned retail and residential development in the area and considered what new retail development could be supported within the UDA. This therefore takes into account both students and new residents in the area. Based on these assumptions up to 4,500sqm of retail including a 1,500sqm supermarket could be supported within the UDA.</p>	N
76.	<p>Concerned the proposed commercial and retail will undermine the Rockhampton Regional Council's Centres strategy as promoted in the Rockhampton Region's Strategic Framework.</p> <p>To ensure no significant impact on the identified retail hierarchy of Rockhampton, it is recommended that the proposed retail centre in the UDA should only serve residents and workers within the UDA and not be developed until the UDA catchment has matured to a level that warrants a supermarket. Additionally any increase in the current proposed retail GFA should only be on an incremental basis after the successful completion of fifty percent of the residential development.</p> <p>In addition, it is recommended that 'sufficient grounds' should be demonstrated, including an economic and traffic assessment, for any application for retail and commercial development on the CQU site, not only that development which is over and above the identified GFA as the retail need will be</p>	<p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme including the preparation of an Economic Assessment. This report looked at the existing or planned retail and residential development in the area and considered what new retail development could be supported within the UDA. This therefore takes into account both students and new residents in the area. Based on these assumptions up to 4,500sqm of retail including a 1,500sqm supermarket could be supported within the UDA. The timing of development of the retail centre will be driven by the market.</p> <p>The Development Scheme also makes reference to the RRC's centres network and centres study and the need for development to be commensurate with</p>	N

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	dependent on when development occurs.	this.	
<b>Urban living zone</b>			
77.	There is no buffer between the university and private housing. The university will gain a significant number of neighbours and may see an increase in issues with adjoining land owners.	Education and residential uses are generally considered to be compatible and therefore a buffer between the uses is not required.  It is the intention of the proposed Development Scheme to build on the positive role of the university and to support the creation of a community that interacts with the university campus in a positive way.	N
78.	The amount of retail floor space in any single location in the Urban Living Zone is not defined. Any retail floor space within the Urban Living Zone should be limited to only small retail tenancies that would not compromise the amenity of the residential neighbourhood or dilute the purpose of the Mixed Use Zone.	Noted. The proposed scheme is very clear about the location of and threshold limits for retail and commercial development in the UDA.	N
<b>Special purpose zone</b>			
<b>Impacts to the university and use of the university for educational purposes</b>			
79.	<p>The UDA proposal is inconsistent with the purpose for which CQU was established to provide education, professional development and research functions and is incompatible with the legislated objective for CQU which was gazetted as education and special use.</p> <p>Reversing the purpose of the gazetted reserve would allow sale as private ownership and reduces the land provided to Rocky for educational use for the future.</p> <p>A proposal with strong links to teaching, research and students would be a far better foundation for a prosperous future for our university and the region.</p> <p>Allocation of this land to education was historically championed by Rockhampton residents and this declaration reverses that without full community consultation.</p>	<p>Prior to declaration of the UDA the Queensland Government consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use, residential, retail, commercial and education based community, and as a result the UDA was declared.</p> <p>The declaration of the UDA does not change the existing purpose or overall function of the university and the proposed Development Scheme allows for the ongoing function of the university. The proposed Development Scheme identifies where there is available land that could be used for other purposes, how this may be developed in the future. It also states very clearly that the university will be integrated with adjoining uses and university functions are not precluded from locating within the</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		<p>Mixed use, Urban Living or Open space zones.</p> <p>It is the intention of the proposed Development Scheme to build on the positive role of the university and to support the creation of a community that interacts with the university campus in a positive way.</p> <p>Any revocation of the land gazetted as a reserve would be undertaken in accordance with the requirements of the Land Act 1994.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme. The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme.</p>	
80.	<p>Sale of the land to private ownership is a continuation of the sale of state assets, one of the platforms for removing the prior government. This project is seen by many to be an extension of the same activity.</p>	<p>Prior to declaration of the UDA the Queensland Government consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use, residential, retail, commercial and education based community, and as a result the UDA was declared.</p> <p>The declaration of the UDA does not change the existing purpose or overall function of the university and the proposed Development Scheme allows for the ongoing function of the university. The proposed Development Scheme identifies where there is available land that could be used for other purposes, how this may be developed in the future. It also states very clearly that the university will be integrated with adjoining uses and university functions are not precluded from locating within the Mixed use, Urban Living or Open space zones.</p> <p>Any revocation of the land gazetted as a reserve would be undertaken in accordance with the requirements of the Land Act 1994.</p>	

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
81.	<p>Lot 70 on LN2378 and Lot 82 on LN835023 are Reserves for Educational Purposes and Lot 83 on LN 835023 is a leasehold site, the purpose for which was granted is Charitable (Activity Therapy Centre). Development of the Reserve Land will require revocation of the reserve under the Land Act 1994. Section 16 of the Land Act 1994 requires that an evaluation of the most appropriate use of the land be undertaken before a decision is made on the allocation of the land.</p> <p>If the ULDA (now MEDQ) is planning to develop the site itself, it will need to apply for a development lease. If the ULDA (now MEDQ) is not planning to develop the site itself, then a letter from the ULDA (now MEDQ) will be required requesting the revocation of the reserve. The ULDA (now MEDQ) will need to provide the trustee's (CQU) consent to the proposed revocation with any application or request.</p> <p>Native Title would need to be addressed for this proposal as it is on non-freehold land.</p>	<p>The processes for development of the Reserve including a development lease can be dealt with at a later stage.</p> <p>Native title issues would normally be addressed as part of future negotiations to enable the site to be developed and is not something addressed by a Development Scheme or planning scheme.</p> <p>The ULDA received initial legal advice that concludes that native title has been extinguished over Lot 70 on LN2378 (the main lot proposed for development in the Development Scheme) by valid grants of freehold title over the area prior to 23 December 1996. The provisions of the Native Title Act 1993 do not apply to any proposed act over this parcel. Also the Darumbul People native title claim filed on 27 June 1997 does not cover the reserve.</p>	N
82.	<p>Concerned that the university will lose the atmosphere of a green oasis of learning. The sense of place, the feel of a regional icon in its own setting is of great value to users of the university.</p> <p>Do not believe an urban village is suitable at CQU which has a different character and whose bush setting is seen as an asset to students and the broader community.</p> <p>The university uses the wallabies that inhabit the campus as part of marketing material. The peaceful setting and abundant wildlife are highly valued by both staff and students at CQU.</p>	<p>The proposed Development Scheme includes the preferred option for development and identifies an outcome which balances multiple competing interests of social, economic and environmental considerations. The vision and UDA-wide criteria clearly articulate urban development that will create a sense of place and identity for the university and the community.</p> <p>Prior to declaration of the UDA the Queensland Government consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use, residential, retail, commercial and education based community, and as a result the UDA was declared.</p> <p>The declaration of the UDA does not change the existing purpose or overall function of the university</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
		<p>and the proposed Development Scheme allows for the ongoing function of the university. The proposed Development Scheme identifies where there is available land that could be used for other purposes, how this may be developed in the future. It also states very clearly that the university will be integrated with adjoining uses and university functions are not precluded from locating within the Mixed use, Urban Living or Open space zones.</p> <p>It is the intention of the proposed Development Scheme to build on the positive role of the university and to support the creation of a community that interacts with the university campus in a positive way.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>In relation to the University's masterplan, through consultation with the University, it was determined that the CQU masterplan and UDA Development Scheme would be compatible. The Development Scheme allows the University to overlay their masterplan over the land they intend to retain and generally to undertake more detail design and planning.</p> <p>The zoning of the proposed Development Scheme does not prevent future educational facilities being developed in the Mixed use zone, the only difference being that an application would be required, whereas in the Special purpose zone education related development is exempt.</p>	
83.	<p>This proposal would irrevocably change the unique on-campus learning dynamic by allowing more non-student traffic on campus, to the detriment of students, staff and the local community.</p> <p>Students currently see the university as their space and prosper in a secure and education appropriate</p>	<p>Prior to declaration of the UDA the Queensland Government consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use residential, retail, commercial and</p>	N

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	<p>environment. There is a potential that students may disengage with campus if they see it as an extension of an urban corridor which is no longer their space. Additionally the increased level of activity, noise, traffic, and disturbances that are associated with community housing will change the learning environment for the worse.</p>	<p>education based community, and as a result the UDA was declared.</p> <p>The declaration of the UDA does not change the existing purpose or overall function of the university and the proposed Development Scheme allows for the ongoing function of the university. The proposed Development Scheme identifies where there is available land that could be used for other purposes, how this may be developed in the future. It also states very clearly that the university will be integrated with adjoining uses and university functions are not precluded from locating within the Mixed use, Urban Living or Open space zones.</p> <p>UDA's are generally declared in areas where the government can assist with facilitating urban development. In the case of the CQU site, good town planning outcomes can be achieved by co-locating residential development with retail, commercial and education facilities. This type of mixed use outcome creates active places where people go at various times of the day to work, live, learn and play. Research shows these places tend to be safer and people who live or visit there access services they need more easily.</p> <p>It is the intention of the proposed Development Scheme to build off the positive role of the university and to support the creation of a community that interacts with the university campus in a positive way.</p> <p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme. The ULDA has also commissioned expert advice where required to assist in the preparation of the scheme.</p> <p>In relation to the University's masterplan, through consultation with the University, it was determined that the CQU masterplan and UDA Development Scheme would be compatible. The Development</p>	

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		Scheme allows the University to overlay their masterplan over the land they intend to retain and generally to undertake more detail design and planning.	
84.	<p>A number of existing university buildings are now shown within the Urban living zone. In particular the plan indicates that the residential college and Vice Chancellor's residence are subsumed into the residential area, but no details are shown about where they will go and no land has been allocated for any relocation of the buildings.</p> <p>Removal or rebuilding of the college represents a significant cost for the University.</p>	<p>The intent of the Structure and zoning plan is to show the preferred outcome for new development. This is provided by indicating zones, key infrastructure elements and listing criteria for assessment.</p> <p>Existing uses have the right to continue and will remain as they are until someone seeks to develop the land. It is at this time that a developer will refer to the Development Scheme and the structure and zoning plan. When a developer (with the landowners consent) seeks to develop land, they will be required to lodge a development application. Development will only be approved when it is consistent with the intent of the Development Scheme and the structure and zoning plan.</p>	N
85.	<p>Facilities buildings that have been located away from the rest of campus for noise reasons are now in the Urban living zone and not included in the Special purpose zone.</p> <p>These uses cannot be easily accommodated closer to the main area of the campus as the Development Scheme assumes.</p> <p>Recent attempts to move Engineering down to the southern extent of the site were not feasible due to proximity to residential areas and associated noise restrictions that would severely limit the research activities of the department. The university needs to have a sufficient buffer to residential areas to allow such activities to continue. This plan restricts options in this regard.</p>	<p>During the preparation of the proposed Development Scheme the ULDA consulted with stakeholders, state agencies, CQU and RRC to inform the preparation of the preferred option for the scheme.</p> <p>Existing uses have the right to continue and will remain as they are until someone seeks to develop the land. It is at this time that a developer will refer to the Development Scheme and the structure and zoning plan. When a developer (with the landowners consent) seeks to develop land, they will be required to lodge a development application. Development will only be approved when it is consistent with the intent of the Development Scheme and the structure and zoning plan.</p>	N
86.	The dam the university uses to water grounds is not included in the Special purpose zone.	There is no need to include every university activity on the site within the Special purpose zone. Any development proposed will require the land owner's consent and therefore will need to take into	N

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		consideration existing uses that are currently in place. Over time these activities may relocate or may remain where they are as needed.	
<b>Student accommodation</b>			
87.	<p>It is suggested that housing developed in the UDA should be for student accommodation so that students are able to reside on campus close to the facilities they need for their studies and close to support staff.</p> <p>Potential growth of the university will also result in a need for more student accommodation. A student residential precinct could consist of a mix of dependent, semi-independent, and fully independent living including a variety of rental options on either a short term basis (serviced and dormitory style) or a longer term basis (town houses/units).</p> <p>If more flexible on-campus accommodation options for students were available at affordable rates this would also alleviate stress on the local rental market and release private rentals for non-student residents (and possibly reduce local rental costs).</p> <p>It is suggested that a new residential college is built and old buildings are used for new teaching and staff spaces.</p>	<p>The Mixed use, Residential and Special purpose zones all allow for student accommodation uses to be developed.</p> <p>The Development Scheme and associated structure and zoning plan are intended to guide land use outcomes and provide an appropriate level of flexibility for an applicant to determine how this is achieved.</p> <p>Detailed design outcomes will be addressed when an application for development is lodged. No development applications have been lodged yet.</p> <p>The Residential zone intent does not differentiate between residential types i.e. detached dwellings, duplexes, student accommodation etc as the general use is the same.</p> <p>It is not yet known who will develop land within the UDA and in this regard the exact location, tenure and design of housing is unknown as this is determined by the developer. However, the Development Scheme would support student accommodation close to the campus.</p>	N
88.	<p>The positioning of private residential use adjacent to university is not intuitive. There is no expectation that residents will necessarily use the university for education (not to the same extent as a primary school or high school).</p>	<p>It is not intended that the residential zone cater only for the accommodation needs of the university. It is intended that the residential zone make provision for a range of housing including the potential for student accommodation.</p> <p>UDA's are generally declared in areas where the government can assist with facilitating urban development. In the case of the CQU site, good town planning outcomes can be achieved by co-locating residential development with retail, commercial and education facilities. This type of mixed use outcome creates active places where people go at various times of the day to work, live,</p>	N

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		<p>learn and play. Research shows these places tend to be safer and people who live or visit there access services they need more easily.</p> <p>It is the intention of the proposed Development Scheme to build on the positive role of the university and to support the creation of a community that interacts with the university campus in a positive way.</p> <p>The Mixed use zone allows for the potential development of educational facilities where appropriate. This may include a primary school, high school or private training college.</p> <p>In relation to the University's masterplan, through consultation with the University, it was determined that the CQU masterplan and UDA Development Scheme would be compatible. The Development Scheme allows the University to overlay their masterplan over the land they intend to retain and generally to undertake more detail design and planning.</p>	
<b>Growth of university</b>			
89.	<p>The plan restricts future expansion of the university and other educational or community service providers within the site. It would be preferred that the land be retained for education and special use taking into account growth of the university over the next 50-100 years, instead of private ownership.</p> <p>This proposal ignores the economic contribution of the university to the region as a major employer and attractor of students to the area.</p> <p>Long term, providing space for the university to grow, while retaining its iconic natural environment, will do more for the local economy than selling off the land for housing.</p> <p>Evidence of growth and expansion can be seen in recent development of the campus. Potential expansion is needed in the next decade to include TAFE spaces and more buildings to support new</p>	<p>Prior to declaration of the UDA the Queensland Government consulted with CQU, RRC and state agencies to gain input into the appropriateness of declaring this UDA. It was decided that the CQU site offered a unique opportunity to create a new mixed use, residential, retail, commercial and education based community, and as a result the UDA was declared.</p> <p>The declaration of the UDA does not change the existing purpose or overall function of the university and the proposed Development Scheme allows for the ongoing function of the university. The proposed Development Scheme identifies where there is available land that could be used for other purposes, how this may be developed in the future. It also states very clearly that the university will be integrated with adjoining uses and university functions are not precluded from locating within the</p>	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
	<p>program staff and teaching spaces.</p> <p>Additionally the Federal government has set ambitious targets to increase education levels across Australia with a large portion of increases sought from low SES students. It is suggested this would mean an increase in enrolments for universities like CQU, particularly as there is a high proportion of the low SES demographic within the CQU catchment.</p> <p>It is suggested the proposal should use small areas of the bushland for university programs such as the environmental sciences, sustainable technologies; and practical applications, for example paramedic crash site; to catalogue the native animal and plant species; and to develop a vegetation, land and biodiversity management plan for CQU that integrates with the University's master plan.</p>	<p>Mixed use, Urban Living or Open space zones.</p> <p>It is the intention of the proposed Development Scheme to build on the positive role of the university and to support the creation of a community that interacts with the university campus in a positive way.</p> <p>In the preparation of the Development Scheme the ULDA consulted with CQU. This included integration of CQUs masterplan principles into the scheme.</p> <p>In relation to the University's masterplan, through consultation with the University, it was determined that the CQU masterplan and UDA Development Scheme would be compatible. The Development Scheme allows the University to overlay their masterplan over the land they intend to retain and generally to undertake more detail design and planning.</p> <p>It is understood that the masterplan appropriately reflects the long term intentions for learning for CQU. In addition to development within the Special purpose zone (intended to be primarily used for university functions), there remains ample opportunity for the some of the activities mentioned in this submission to be accommodated as part of the development of the UDA in other zones including the Mixed use and Urban living zones</p>	
<b>Open space zone</b>			
90.	The child care centre currently enjoys being surrounded by substantial green space and we would like to see this green space be retained, particularly on the playground side of the site.	Noted. The proposed Development Scheme shows the desire to locate a park adjacent to the existing child care centre. The design and size of this park will be determined through the development assessment process.	N
<b>Infrastructure plan</b>			
91.	Concerned that infrastructure has not been addressed. Infrastructure will still be necessary with roads, water, power and sewage are still needed for	The ULDA has commissioned expert advice where required to assist in the preparation of the scheme including a traffic assessment and an assessment of water and sewerage infrastructure capacity for	N

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	much of the site as it is undeveloped.	the UDA.  Detailed design and construction of any infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process. This includes connection to electricity and reticulated water. Contributions towards trunk infrastructure will be made in line with RRC's infrastructure policy.	
92.	It is recommended the Scheme make reference to regional design standards in the Capricorn Municipal Development Guidelines  The Capricorn Municipal Development Guidelines (Design Guideline and Construction Specifications) must be used for the Water Supply and Sewerage Design and Construction Works.	Noted. Detailed design and construction of any infrastructure or infrastructure upgrades will be negotiated and determined through the development assessment process.  The ULDA already refers developers to the Capricorn Municipal Development Guidelines as part of the development assessment process.	N
93.	It is unclear how infrastructure arrangements between the University, the Council, the State and any other key stakeholders are to be undertaken.	Infrastructure issues and contributions will form part of the negotiations to release land in the UDA currently leased by CQU for development.  Developer contributions towards trunk infrastructure will be made in line with RRC's infrastructure policy and negotiated as part of the development assessment process.	N

## 9. Summary of submissions and responses relating to other issues

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
<b>General</b>			
94.	<p>Concerned about the ongoing sustainability of the ULDA given the new State government's comments regarding the Authority. Given the absence of surety regarding the ULDA's future, the project is not supported.</p>	<p>The <i>Urban Land Development Authority Act 2007</i> (ULDA Act) has been repealed and replaced with the <i>Economic Development Act 2013</i> (ED Act) which includes transitioning provisions enabling the CQU Rockhampton UDA Development Scheme to be approved.</p> <p>Under the ED Act, decisions relating to transitioned UDA's and PDAs will now be made by the Minister for Economic Development Queensland (MEDQ).</p> <p>The submitter has been encouraged to seek further discussions with the State government on how implementation of the Development Scheme will be managed. This also relates to impacts to the current tenure arrangements to enable development, which will rely on negotiations between the state government, CQU and other stakeholders.</p>	N
95.	<p>Due to comments recently made by University staff about withdrawal of university support on the project, it is unclear whether the community engagement process on the proposed Development Scheme is proceeding.</p>	<p>The ULDA conducted an extensive community consultation program prior to and during the public notification of the proposed Development Scheme to inform the preparation of the preferred option for the scheme. This program included community newsletters, public information sessions and meetings and direct contact with stakeholders, state agencies, CQU and RRC.</p> <p>Information advised the project was proceeding and public comment was welcome.</p>	N
96.	<p>Believe the childcare centre should be able to make comment and participate in discussions regarding the development, including parks planning and design, as it will have an impact on the childcare centre.</p> <p>Additionally when works are planned to commence in the vicinity of the childcare centre, they should be able to view the work plans from the developers</p>	<p>The Development Scheme does not outline exactly what development is going to occur on a site, but rather what range of uses would be appropriate in an area and what requirements development must meet to achieve desired outcomes. That is, developers will look to the Development Scheme to identify what they are allowed to do on a particular site and what requirements they must meet. Detailed information on the design of development will be determined</p>	N

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	addressing such issues as dust, noise, access, child drop off and parking while work is in progress.	<p>through the development assessment process when a developer lodges a development application for consideration. Parks are designed and embellished in accordance with the ULDA's parks planning and design guideline which includes reference to local needs.</p> <p>Further detail about the type of development that can be expected can be found in the ULDA guidelines and practice notes. It is likely that if development seeks to deliver something different to these guidelines or what is outlined in the Development Scheme, it will be required to publically notify the development application. During this time the community will have the opportunity to comment on the proposal.</p> <p>Additionally development will be required to address any negative impacts during the construction phases.</p>	
97.	Concerned about the provision and negotiation of lease for the proposed Ergon Substation	The potential for an Ergon Substation has been preserved in the desired location as indicated on the Structure and Zoning Plan. When development of the site commences, the MEDQ will encourage Ergon to begin discussions with the land owner and CQU to secure a lease over the required land.	N
<b>Consultation</b>			
98.	Concerned that the ULDA (now MEDQ) is not listening to the concerns of the community of the university.	<p>The ULDA conducted an extensive community consultation program prior to and during the public notification of the proposed Development Scheme to inform the preparation of the preferred option for the scheme. This program included community newsletters, public information sessions and meetings and direct contact with stakeholders, state agencies, CQU and RRC.</p> <p>The purpose of the public notification period is to seek the community's feedback on whether they agree or disagree with this preferred option. Further evaluation is not considered necessary to finalise the Development Scheme.</p>	N

Issue #	Issue/Comment	Response	Amendment Y=yes/N=no
99.	It is unclear how the community will be kept informed regarding the progress of this development, specifically residential development.	The community will be informed about development in the same way other proposed development is communicated. This could be through the development application process where some proposals are publicly notified or through general community engagement information such as newsletters and marketing collateral. The ULDA has conducted extensive community engagement activities with other UDAs both at the plan preparation and development phases.	N
<b>Transport Report</b>			
100.	<p>The proposed new four way intersection connecting the western side of the UDA and the new main street as the proposed main access into the UDA is not supported. The preferred main access location into the UDA is to the north, off Yaamba Road connecting to College Road.</p> <p>The reason this is not supported is due to preliminary capacity upgrade studies being undertaken for the planning layouts from College Road to Boundary Road (to four lanes), and the Richardson Road and Farm Street intersections.</p> <p>As such, DTMR would like to remain involved with the ULDA (now MEDQ) to facilitate design outcomes for the intersection and ensure future upgrades to the Bruce Highway minimises impacts to the State-controlled road.</p>	<p>Noted. The ULDA has previously engaged with TMR during the preparation of the Structure and zoning plan. No issues with the proposed four way intersection were raised at this time and it was decided to proceed with this alignment.</p> <p>The location of the four way intersection achieves other good planning outcomes including a "main street" approach into the Mixed use and university area and connectivity to both side of Yaamba Road and improves access issues for the western side of the UDA.</p> <p>The exact alignment will be determined through detailed design in consultation with TMR, during the development application process, at the time the need for this intersection is triggered. The Development Scheme includes text in the Infrastructure plan which states State controlled roads shall be upgraded in accordance with agreements with DTMR.</p> <p>The Development Scheme has been amended to clarify the intention that further more detailed analysis will be undertaken as development proceeds and that contributions will be drawn from development within the UDA.</p>	Y
101.	The Carlton Street/ Bruce Highway intersection has been identified in the CQU Transport Report as a safety issue and advises connection to the western	The Traffic Master Planning Report looked at the safest and most cost effective options to manage traffic generated as a result of development of the	Y

Issue #	Issue/Comment	Response	Amendment Y=yes/N=no
	<p>section of the UDA will result in reduced traffic levels to Ibis Avenue. However, no further information has been provided as to how this will be achieved. Further traffic assessment as to how the Ibis Avenue connection to the UDA will operate is requested.</p>	<p>UDA and to provide access to new development within the UDA. This has been incorporated into the proposed scheme.</p> <p>The location of the new four way intersection should provide a better and safer solution to traffic wanting to access the land on the western side of the UDA and to the houses that rely on Ibis Ave for access.</p> <p>Detailed intersection design and traffic impacts from specific developments will be determined through the development assessment process.</p> <p>The Development Scheme has been amended to clarify the intention that further more detailed analysis will be undertaken as development proceeds and that contributions will be drawn from development within the UDA.</p>	
102.	<p>The CQU Transport Report recommends the provision of additional 'short' thru lanes on either side of intersections to improve thru capacity. Whilst the provision of these lanes improves SIDRA outputs, it is believed that motorists will not use them as they will find it difficult to merge back into the departure leg.</p>	<p>Noted. SIDRA takes this into consideration and estimates how much a lane would be utilised based on the length of the downstream lane. SIDRA is based on detailed research and is a typically used analysis tool. The identified works perform well within typically acceptable limits and therefore the length of the additional short through lanes are unlikely to significantly impact performance.</p> <p>Detailed intersection design and traffic impacts from specific developments will be determined through the development assessment process.</p>	N
103.	<p>The CQU Transport Report identifies Nuttal Street and College Road will be configured as left in/ left out only but does not clarify any timeframes as to when this will occur. Would like clarification as to whether Nuttal Street will have future access to the western side of the UDA and if not, will the Bruce Highway/ Yeppoon Road intersection be modified to accommodate u-turning for vehicles.</p>	<p>The Traffic Master Planning Report looked at the safest and most cost effective options to manage traffic generated as a result of development of the UDA and to provide access to new development within the UDA. This has been incorporated into the proposed scheme.</p> <p>The Development Scheme is intended to guide what range of uses would be appropriate in an area and what requirements development must meet to achieve desired outcomes. That is, developers will look to the Development Scheme to identify what they are allowed to do on a particular site and what</p>	Y

Issue #	Issue/Comment	Response	Amendment Y=yes/N=no
		<p>requirements they must meet. Detailed intersection design and traffic impacts from specific developments will be determined through the development assessment process.</p> <p>The location of the new four way intersection should provide a better and safer solution to traffic wanting to access the land on the western side of the UDA and to the houses that rely on Ibis Ave for access.</p> <p>The delivery of key intersections will be triggered on an as needed basis as development occurs. The Development Scheme has been amended to clarify the intention that further more detailed analysis will be undertaken as development proceeds and that contributions will be drawn from development within the UDA.</p> <p>The future planning for the Amphitheatre site, accessed via Nuttal street is currently unclear, however, the preference would be for traffic from here to access the future western access via Ibis Avenue if possible. This will be determined through detailed design during the development application process, at the time the need for this intersection is triggered.</p>	
104.	<p>The CQU Transport Report identifies that future upgrades to the road network are in addition to existing and planning intersection configurations. However, the report does not take into account scenarios should these upgrades not occur. There are currently no planned upgrades to the State-controlled road network within this area and as such, would seek further traffic assessment regarding the potential impacts should no planned upgrades occur in the area.</p>	<p>The Traffic Master Planning Report looked at the safest and most cost effective options to manage traffic generated as a result of development of the UDA and to provide access to new development within the UDA. This has been incorporated into the proposed scheme.</p> <p>The Development Scheme is intended to guide what range of uses would be appropriate in an area and what requirements development must meet to achieve desired outcomes. That is, developers will look to the Development Scheme to identify what they are allowed to do on a particular site and what requirements they must meet. Detailed intersection design and traffic impacts from specific developments will be determined through the development assessment process.</p>	Y

Issue #	Issue/Comment	Response	Amendment Y=yes/N=no
		<p>The location of the new four way intersection should provide a better and safer solution to traffic wanting to access the land on the western side of the UDA and to the houses that rely on Ibis Ave for access. It is anticipated that greater certainty around planned upgrades by DTMR would be available as more detailed planning occurs.</p> <p>The delivery of key intersections will be triggered on an as needed basis as development occurs. The Development Scheme has been amended to clarify the intention that further more detailed analysis will be undertaken as development proceeds and that contributions will be drawn from development within the UDA.</p>	
105.	<p>The results of the intersection analysis identifies that the nominated turn treatment lengths have only been sized based on storage and queuing requirements and does not take into account the additional lengths required for diverges/ deceleration in accordance with the Road Planning and Design Manual. It should be noted that most traffic assessments assume they are consuming spare queuing capacity when actually they are consuming the diverge/ deceleration length at the intersection. This can potentially result in delivering intersections that are substandard in geometric design. Further traffic assessment of the intersection capacities in line with the Road Planning and Design Manual requirements regarding diverges/ deceleration lengths is required.</p>	<p>The Traffic Master Planning Report looked at the safest and most cost effective options to manage traffic generated as a result of development of the UDA and to provide access to new development within the UDA. This has been incorporated into the proposed scheme.</p> <p>The Development Scheme is intended to guide what range of uses would be appropriate in an area and what requirements development must meet to achieve desired outcomes. That is, developers will look to the Development Scheme to identify what they are allowed to do on a particular site and what requirements they must meet. Detailed intersection design and traffic impacts from specific developments will be determined through the development assessment process.</p>	N
106.	<p>The CQU Transport Report references the future planning upgrade to the Bruce Highway (between Yeppoon Road and Boundary Road). This upgrade has not been identified in the Queensland Transport and Roads Investment Program 2010-11 to 2013-14 (QTRIP).</p>	<p>Noted. The Traffic Master Planning Report makes reference to the Bruce Highway upgrade that was identified in RRC's Traffic Study (2009). The Traffic Master Planning Report highlights that DTMR does not have any committed projects in close proximity to the UDA.</p>	N
107.	<p>The CQU Transport Report identifies the proposed future road hierarchy for the area as illustrated on</p>	<p>The Traffic Master Planning Report looked at the safest and most cost effective options to manage</p>	N

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	<p>figures 8.1 and 8.2. While acknowledging the use of traffic management devices to encourage use of the new Main Access, it is unlikely drivers will drive past the closest access point to the main access, particularly if significant time savings can not be made. The Department seeks further traffic assessment regarding the proposed road hierarchy status of Carlton Street (east) to justify its downgrading to an internal road.</p>	<p>traffic generated as a result of development of the UDA and to provide access to new development within the UDA. This has been incorporated into the proposed scheme.</p> <p>The Development Scheme is intended to guide what range of uses would be appropriate in an area and what requirements development must meet to achieve desired outcomes. That is, developers will look to the Development Scheme to identify what they are allowed to do on a particular site and what requirements they must meet. Detailed intersection design and traffic impacts from specific developments will be determined through the development assessment process.</p> <p>In particular, through the development application process, parking requirements will be negotiated. It is intended that parking will aim to be largely located close to the Main Street to focus trips here, with traffic calming measures to be encouraged to emphasise the use of the Main Street as the easiest way to access the development from Yaamba Road. This will be determined through detailed design during the development application process, at the time the need for this intersection is triggered.</p>	
108.	<p>The 90% self containment assumption for retail as identified in table 3.2 of the CQU Transport Report appears to be relatively high. Justification as to the specific breakdown of the proposed retail uses proposed within the UDA to determine whether the 90% internal self containment is considered to be appropriate is requested.</p>	<p>Noted. The proposed retail component of the UDA is relatively small and is intended to predominately cater for the future residential and student component of the UDA. It is considered unlikely that surrounding residential catchments would utilise the proposed retail given that they are already catered for by existing facilities. Therefore the 90% self containment assumption is considered appropriate.</p>	N
109.	<p>The adopted traffic generation rate of 0.65 for low density residential dwellings as identified in table 3.5 of the CQU Transport Report is not in accordance with the Department's Road Planning and Design Manual, in particular Chapter 3: Road Planning and Design Fundamentals. Amend table 3.5 of the CQU Transport Report to show the 0.80 rate as identified</p>	<p>Noted. This is a typing error in the report. The rate for low density and medium density are in the incorrect rows of Table 3.5. This will be amended in the report. However please note the correct values have been used in the analysis and the rates used are generally higher than the Road Planning and Design Manual. Therefore this does not affect the</p>	N

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	in Table 3.5 Traffic generation rates – residential dwellings in Chapter 3: Road Planning and Design Fundamentals of the Department’s Road Planning and Design Manual.	Development Scheme or any of the outputs of the report.	
110.	While the sources used to determine the distribution of (external) traffic from the UDA are acknowledged, it is believed that the 20% to Frenchville Road is considered relatively high as there are no industry/ business uses to attract a catchment of that size. Amend table 3.9 of the CQU Transport Report to reflect a more appropriate distribution of traffic to the Frenchville catchment area.	Noted. Distribution assumptions are based on 2005 demographic data. The Frenchville percentage included the suburbs of Berserker, Norman Gardens Koongal etc. This catchment provided approximately 23% of jobs within the 2005 demographics. Therefore a 20% assumption on the distribution of traffic is considered appropriate.	N
111.	The adopted AM/ PM directional split as identified in table 3.10 of the CQU Transport Report has used typical industry rates as opposed to the specific land uses as illustrated on Map 2 - Structure and zoning plan of the Proposed Development Scheme. Amend table 3.10 of the CQU Transport Report to reflect directional splits based on the proposed land uses. This will provide a more accurate figure as some splits may be operating in opposite directions at certain times.	Noted. The traffic report will be updated. Individual rates have been used for each land use in the assessment. Table 3.10 therefore needs to be updated; however this does not affect the Development Scheme or any of the outputs of the report.	N
112.	<p>Concerned that the adopted PIFU growth rate (2.1% for all of Rockhampton) for the CQU Transport Report will not be a realistic representation of the forecast growth in this area.</p> <p>The PIFU rate is based on the expansion of the entire Rockhampton catchment. However based on current and forecast land availability, there is a prediction that the majority of growth will occur in the Parkhurst area. As this only forms part of the PIFU catchment area, the PIFU growth rate would underestimate the forecast growth if only applied to the existing traffic volumes on the Bruce Highway.</p> <p>DTMR has undertaken detailed planning assessment of the area and it is requested the growth rate of 5% as identified in the CQU Transport Report be adopted as the base scenario.</p>	<p>The CQU Rockhampton Traffic Masterplanning Report considered a number of growth scenarios including a 5% sensitivity test.</p> <p>The scenarios considered 10, 20 and 30 year planning horizons. Providing adequate capacity for a 30 year design horizon is considered unrealistic and not consistent with DTMR’s Guide to Traffic Engineering Developments which states that ‘it is preferable to avoid extending time horizons beyond 15 years where reliable area-wide future year analysis has not been completed’</p> <p>The adopted scenario was considered the most realistic given the uncertainty around the timing of development and was based on PIFU Population Projections, RRC Traffic Study and recently endorsed TIA reports for developments in close</p>	Y

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	This rate (based on background growth measured at 3% over the past 10 years at Yeppoon Road intersection + approved developments) is considered more reflective in best representing future growth outcomes for the area as opposed to the PIFU adopted 2.1%.	proximity to the UDA.  The Development Scheme has been amended to clarify the intention that further more detailed analysis will be undertaken as development proceeds and that contributions will be drawn from development within the UDA.	
113.	The 2.1% growth scenario as adopted in the CQU Transport Report identifies the potential triggering of UDA funded (6 lane) upgrades. However, no further assessment has been provided as to the impacts on the wider State-controlled road network, in particular to Moore Creek Road and Musgrave Street to the south. It is suggested that further traffic assessment of the impacts on the surrounding State-controlled road be undertaken given there is no significant road distributor until Moore Creek Road and Musgrave Street to the south.	The CQU Traffic Masterplanning Report identified that with a 2.1% growth scenario, upgrades required on the surrounding road network, with the exception of the construction of site access intersections, are relatively minor with the major capacity increases to the Bruce Highway not being required until the 30 year design horizon.  Providing adequate capacity for a 30 year design horizon is considered unrealistic and not consistent with DTMR's Guide to Traffic Engineering Developments which states that 'it is preferable to avoid extending time horizons beyond 15 years where reliable area-wide future year analysis has not been completed'. DTMR have previously advised to only focus on the direct frontage intersections and therefore the broader road network has not been considered.  The Development Scheme has been amended to clarify the intention that further more detailed analysis will be undertaken as development proceeds and that contributions will be drawn from development within the UDA.	Y
114.	The CQU Transport Report identifies 10, 20 and 30 year horizons for future development and also advises that it is undesirable to forecast traffic demand further than 15 years. It is suggested that proposed development be limited to a 15 year yield boundary with future works to submit a Stage 2 assessment to ensure potential impacts are re-assessed and mitigated accordingly.	The 20 and 30 year horizons have been analysed based on advice from DTMR and used to provide a general understanding of potential traffic impacts over the anticipated life of the development roll out. It is agreed that 15 years should be the upper limit of future traffic projections.	N