

17 January 2000

Veronica Hausknecht
Toowoomba City Council
PO Box 3021, Village Fair
TOOWOOMBA QLD 4350.

Dear Veronica

Re: Input into Planning Scheme Review

Thankyou for providing the opportunity for the Condamine Catchment Management Association (CCMA) to provide input as part of Toowoomba City Council's Planning Scheme Review. We would like to submit the following points for your consideration. They have been listed against the relevant section in the *Draft Desired Environmental Outcomes and Strategic Level Measures* which was provided for our review. I have underlined the additional words/phrases which have been suggested for your consideration as well as made some general comments.

2.1 The Vision

(5) Perhaps the term 'recognise and incorporates' might add value as it would then imply that each of those natural features listed are an important element in their own right.

2.2 Strategic Planning Principles

(3) The first paragraph comments on maintaining and enhancing ecological biodiversity. It may make the second paragraph stronger by including '. . . . natural environment is not compromised and the health '.

2.3.2.2 City Wide Directions

(1)(b)(ii) It may be of benefit to note the value of the creek corridor as a method to improve visual amenity within the Inner City.

(2) Would it be an additional benefit to the economic base (although in the plans context a minor issue) to somehow include the benefit of the drawcard phrase 'Garden City' which in itself promotes a 'nice' environment for businesses to locate.

2.3.2.3 Local Area Directions

(1)(b) Again, it would seem imperative to recognise the value of open space within the Inner City as providing an enhanced working/shopping environment.

2.3.3.3 Local Area Directions

(5) An indication is made in the text that a particular residential use and density is allowed. Is there also some sort of intermediate zone supported to provide for a progression buffer between the escarpment and residential housing eg controls on dwelling types (eg no excavation), sediment and erosion control requirements, vegetation clearing limits, vegetation/gardens (restrict the use of environmental weeds) etc.

2.3.4.1 Regional Context

(4) Perhaps the last sentence could be more specific by emphasising that it is discharge by the sewage treatment plants/on-site effluent disposal systems that needs to be kept at levels which support the maintenance and enhancement of ecological sustainability.

Is there any provision in this general overview to highlight the need for Council to promote personal responsibility for waste management and waste minimisation by all sectors of the wider community.

2.3.4.2 City-wide Directions

(1) Perhaps a point on the potential of cumulative impacts for waste disposal and water quality needs to be highlighted as an acknowledgment pertaining to City-wide directions.

(2) It may be of value to have DEO 3 actually highlight (by dot points) some of the specific issues with which it deals with eg acceptable water quality levels at specific points of discharge, the need for waste disposal strategies to be developed and implemented for different waste categories.

(3)(d) Would it be an opportunity to include the required approval of waste disposal strategies for particular development types?

(3)(e) Council should require approved erosion and sediment control measures to be implemented for all development activities (not just infrastructure provision). The provision of training for developers, builders, contractors etc to meet Council requirements relating to sediment and erosion control should also be considered.

2.3.4.3 Local Area Directions

(1)(b) An additional matter to be considered could be the recognition and review of other regional and/or state strategies which may highlight growth zones or facility requirements.

2.3.6.1 Regional Context

We believe it is essential that the Condamine Catchment Strategic Plan is recognised in the catchment planning framework for Toowoomba City Council. It is important that Council recognises the potential impact by the City on the Condamine Catchment and thus needs to consider the goals and objectives which have been acknowledged by the Condamine Catchment community.

(3) Issues of vegetation clearing, water quality and land use and management area also regionally significant. A statement could be included acknowledging the fact that Toowoomba, as a major city, has potential to impact the Condamine Catchment and that every endeavour will be undertaken to ensure that that impact is minimised.

(6) Corridors for wildlife movement could be included as another element of the regional open space network, particularly when linkages are identified with neighbouring local government shires.

2.3.6.2 City-wide Directions

(1)(a)(i) 'enhancement and maintenance of ecological processes'.

(1)(a)(iii) 'form part of the upper catchment for the Darling River, part of the Murray-Darling Basin system'. . . . 'where urban areas have been inundated and natural systems have become compromised'.

(1)(a)(iv) 'The management of surrounding land use and the subsequent impact on the major watercourses . . . '

(1)(a)(v) Refer to comments relating to 2.3.3.3.

(2) DEO 5:

- Ecologically or visually important remnant bushland is identified and conserved or rehabilitated, particularly if it is an identified wildlife corridor.
- A network of high quality and useable open space offers a variety of aesthetic, sporting and recreational opportunities.

(3)(a) Another effective strategic implementation measure would be the implementation of effective education and awareness programs.

(3)(a)(iii) Again, some emphasis should be placed on the management of landuse for the catchment relating to major watercourses. This includes the need for adequate sediment and erosion control measures for development, point source and non-point source discharge at acceptable water quality levels, and adequate measures in place to ensure efficient and effective waste disposal. Also of value would be the acknowledgment of Council's own catchment management strategies.

2.3.6.3 Local Area Directions

(b) DEO 5.2 Does the word 'protected' imply that the area will be maintained or merely kept in it's current state.

(c) Council may wish to make mention of the catchment management strategies which have been/area currently being undertaken for the major watercourses within the City as a key mechanism for strategic implementation. Stormwater discharge may also warrant another mention in terms of ensuring ecological, aesthetic and recreational functions are achieved (as stated in DEO 5.2).

Please do not hesitate to contact me should you require any clarification of intention of the above points. I can be contacted by phone on 4688 1157 or by email on potterc@dnr.qld.gov.au.

Additionally, the CCMA would appreciate any future opportunities to have input into the planning scheme review by Toowoomba City Council.

Yours sincerely,

Catherine Potter
Coordinator – Condamine Catchment Management Association Inc.