



Toolooa  
Urban Development Area  
**Proposed Development Scheme**

# Contents

## Toolooa Urban Development Area Proposed Development Scheme

Introduction .....	1	Introduction .....	1
Strategic Context.....	2	1.1 The Urban Land Development Authority .....	1
Land Use Plan .....	5	1.2 Urban development areas .....	1
Infrastructure Plan .....	14	1.3 Application of the development scheme.....	1
Implementation Strategy .....	15	1.4 Elements of the development scheme .....	1
Schedules.....	18	1.5 Acknowledgements .....	1
		Strategic Context.....	2
		2.1 Location .....	2
		2.2 Vision .....	3
		Land Use Plan .....	4
		3.1 Operation of the land use plan .....	5
		3.2 Development assessment .....	6
		3.3 UDA-wide criteria .....	8
		3.4 Zone provisions.....	11
		Infrastructure Plan .....	14
		Implementation Strategy .....	15
		Schedules.....	18
		Schedule 1: Exempt development .....	18
		Schedule 2: Definitions.....	20
		Schedule 3: Self-assessable provisions .....	26

## 1.1 The Urban Land Development Authority

The Urban Land Development Authority (ULDA) is a statutory authority under the *Urban Land Development Authority Act 2007* (the ULDA Act) and a key element of the Queensland Housing Affordability Strategy.

The role of the ULDA is to facilitate:

- (i) the availability of land for urban purposes
- (ii) the provision of a range of housing options to address diverse community needs
- (iii) the provision of infrastructure for urban purposes
- (iv) planning principles that give effect to ecological sustainability and best practice urban design
- (v) the provision of an ongoing availability of affordable housing options for low to moderate income households.

The ULDA works with local and state governments, community, local landowners and the development industry to deliver commercially viable developments that include diverse, affordable, sustainable housing and use best-practice urban design principles.

## 1.2 Urban development areas

The Toolooa Urban Development Area (UDA) was declared by regulation on 9 December 2011.

## 1.3 Application of the development scheme

The Toolooa UDA Development Scheme (the scheme) is applicable to all development on land within the boundaries of the UDA.

From the date of approval under a regulation, the scheme replaces the Toolooa Urban Development Area Interim Land Use Plan which commenced upon declaration.

## 1.4 Elements of the development scheme

The scheme consists of:

- (i) a vision
- (ii) a land use plan
- (iii) an infrastructure plan
- (iv) an implementation strategy.

The vision for the UDA is expressed through the vision statement.

The land use plan regulates development in the UDA and includes a structure and zoning plan (refer Map 2).

The infrastructure plan details the infrastructure necessary to support the land use plan for the UDA.

The implementation strategy describes other strategies and mechanisms that the ULDA will use to complement the land use plan and infrastructure plan to achieve the outcomes for the UDA.

## 1.5 Acknowledgements

The scheme was prepared in collaboration with key stakeholders including Gladstone Regional Council and State agencies.



## 2.1 Location

The Toolooa UDA is situated approximately 6 kilometres south of the Gladstone CBD in the suburb of Toolooa. The UDA has a total area of approximately 180 hectares.

Glenlyon Road runs along the western boundary of the UDA, with Phillip Street to the north, Gladstone-Beneraby Road to the east, and Glen Eden Drive to the south.

The UDA is adjoined by the existing residential and local industrial areas of Toolooa and Glen Eden, with the Toolooa State High School adjoining the northern eastern boundary. The UDA boundary incorporates only state owned land and does not include any existing residential areas.

Map 1: Toolooa Urban Development Area boundary



## 2.2 Vision

### 2.2.1 Vision statement

The UDA will be a vibrant community that blends new, well designed neighbourhoods with the existing residential areas of Toolooa and Glen Eden. Any impacts on existing areas have been well considered, designed for and managed. A range of new, affordable homes will be provided in bushland settings.

#### *Residential areas:*

A diverse and affordable range of new housing choices will be offered in Toolooa. Options will be provided with diversity of types, designs, price points, live/work opportunities and tenures offered.

Development will respond to and protect sensitive areas such as endangered regional ecosystems, flood prone land and steep slopes, through appropriate construction styles, setbacks, buffering and where appropriate improved connectivity. Many of the new homes provided in Toolooa will have access to views and breezes while being close to neighbourhood parks and bushland recreation areas.

#### *Bushland and open space:*

Approximately 85 ha of bushland within the UDA will be preserved. This bushland will provide a natural setting for the proposed new neighbourhoods while contributing to Council's long term vision for a 'green' corridor along Glenlyon Road. Environmentally sensitive areas will be

included as part of open space areas and green corridors in a way that creates amenity for development.





## 3.1 Operation of the land use plan

### 3.1.1 Purpose of the land use plan

The land use plan establishes the UDA development requirements that regulate development to achieve the vision for the UDA.

### 3.1.2 UDA development requirements

The UDA development requirements are expressed as:

- (i) UDA-wide criteria (see section 3.3)
- (ii) zone provisions (see section 3.4)
- (iii) self-assessable provisions (see Schedule 3).

Refer to Figure 1.

The UDA-wide criteria apply to all UDA assessable development in the UDA but do not apply to exempt or UDA-self assessable development.

The zone intents for each zone apply to:

- (i) land in that zone (zone intent)
- (ii) all development in that zone (Table 1: Levels of assessment).

Self-assessable provisions:

- (i) do not apply to exempt development, and
- (ii) apply to UDA self-assessable development.

ULDA guidelines provide guidance on how to achieve the UDA-wide criteria. The guidelines are available on the ULDA website at [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au)

### 3.1.3 Levels of assessment

Table 1: Levels of assessment prescribe for each zone:

- (i) UDA exempt development (column 1)
- (ii) UDA self-assessable development (column 2)
- (iii) UDA assessable development which is permissible (column 3A)
- (iv) UDA assessable development which is prohibited (column 3B).

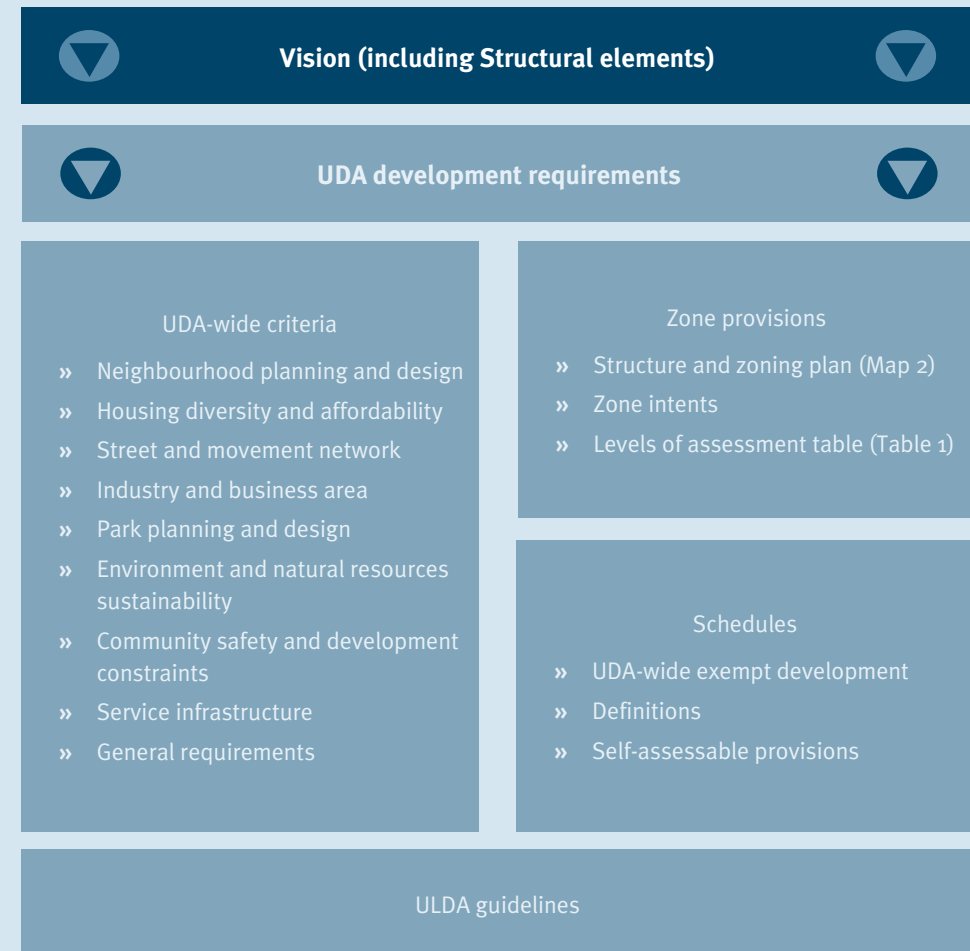
### 3.1.4 Schedules

Schedule 1 identifies development that is exempt from assessment for the whole of the UDA.

Schedule 2 provides the use and administrative definitions required to interpret and apply the scheme.

Schedule 3 sets out the specific requirements applying to self-assessable development and are referenced in the Levels of assessment table.

**Figure 1: Purpose of the land use plan and relationship of development scheme components**



## 3.2 Development assessment

### 3.2.1 Interpretation

Under the ULDA Act, section 6 development is development defined under the *Sustainable Planning Act 2009*, section 7.

Schedule 2 defines particular words used in this scheme, including uses and administrative terms.

### 3.2.2 Requirements for self-assessable development

UDA self-assessable development must comply with the applicable schedule (see schedule 3).

Under the ULDA Act, section 43, UDA self-assessable development must comply with the requirements under the development scheme for carrying out the UDA self-assessable development.

### 3.2.3 Development consistent with the land use plan

UDA assessable development is consistent with the land use plan if:

- (i) the development complies all relevant UDA-wide criteria and the zone provisions, or
- (ii) the development does not comply with one or more of the aspects of the UDA-wide criteria or zone provisions but:

- a. the development does not conflict with the UDA vision, and
- b. there are sufficient grounds to justify the approval of the development despite the non compliance with the UDA-wide criteria or the zone provisions.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- (i) superior outcomes
- (ii) overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

### 3.2.4 Development inconsistent with the land use plan

UDA prohibited development is inconsistent with the land use plan. Under the ULDA Act, UDA assessable development that is inconsistent with the land use plan cannot be granted approval.

### 3.2.5 Development approval

Identification of development as UDA assessable development does not mean that a UDA development approval (with or without conditions) will be granted.

UDA assessable development requires a UDA development application to be lodged with the ULDA for assessment and decision.

Approval is required before UDA assessable development is undertaken.

### 3.2.6 Infrastructure agreements

A UDA development condition may require the land owner to enter into an infrastructure agreement, to address the provisions and requirements of the infrastructure plan and implementation strategy.

### 3.2.7 Consideration in principle

A request may be made to the ULDA for consideration in principle for proposed development.

In considering the request, the ULDA may decide to:

- (i) support all or part of the proposed development, with or without qualifications that may amend the proposed development
- (ii) oppose all or part of the proposed development
- (iii) give no indication of either support or opposition to all or part of the proposed development.

The ULDA, when considering a development application:

- (i) is not bound by any decision made regarding an application for consideration in principle
- (ii) may give such weight as it considers appropriate to the decision in respect of the application for consideration in principle.

### 3.2.8 Development application

To the extent the UDA-wide criteria, zone provisions and ULDA guidelines are relevant, they are to be taken into account in the preparation of a UDA development application and the assessment of the application by the ULDA.

The infrastructure plan and implementation strategy may include further information which should be taken into account in the preparation, design and feasibility of development proposals.

### 3.2.9 Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot and may deal with residential or non-residential uses as well as operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will be consistent with the relevant UDA development requirements.

The PoD cannot include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application.

Under Table 1: Levels of assessment, development approved in accordance with a PoD is exempt development and requires no further development approval under the scheme.



For further advice on preparing a PoD refer to the applicable ULDA practice note available on the ULDA website.

### 3.2.10 Notification requirements

A UDA development application will require public notification if the application:

- » includes a proposal for development which does not comply with the Structure and zoning plan and its intent or the zone intents
- » is for development which in the opinion of the ULDA, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the residential zone.

The ULDA may require public notification in other circumstances if the development application is for a use, or of a size or nature which, in the opinion of the ULDA, warrants public notification.

### 3.2.11 Relationship with local government planning scheme and other legislation

The scheme may apply a provision of a planning instrument, or a plan, policy or code made under the SPA or another Act. However, the scheme prevails to the extent of any inconsistency with those instruments.

### Other legislation

In addition to assessment against the scheme, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2002* and SPA.

### 3.2.12 Land not included in a zone

This section applies to land which is not shown in the land use plan as being included in a zone (unallocated land).

Where the unallocated land adjoins land in a zone, the unallocated land is deemed to be included in that zone.

Where the unallocated land adjoins land included in different zones, the unallocated land is deemed to be included in those zones with the centreline of the unallocated land being the boundary between the zones.

### 3.3 UDA-wide criteria

The following criteria apply to all UDA assessable in the Toolooa UDA. To the extent that the criteria are relevant, they are to be taken into account in the preparation of UDA development applications and the assessment of those applications by the ULDA.

The UDA-wide criteria support the delivery of the structural elements expressed in Section 2.2.2 and Map 2 - Structure and zoning plan.

The UDA-wide criteria should be read in conjunction with the relevant zone provisions.

The infrastructure plan and implementation strategy may include further information, which should be taken into account in the design and feasibility of development proposals.

For more detail on how to comply with the requirements listed below refer to guidelines issued by the ULDA available on the ULDA website [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au).

#### 3.3.1 Neighbourhood planning and design

Development delivers neighbourhoods that:

- » are compact and walkable, comprising the areas within a 5 minute walk (400 metre radius) of a community focal point. A community focal point may include a local recreation park, a local shop, public transport stop, community facility, or similar

- » connect existing surrounding communities to new development
- » have a highly permeable, legible street pattern, designed to promote walking and cycling as the primary modes for local movements
- » contain a variety of dwelling types including affordable and accessible housing
- » are designed to respond to local site characteristics, settings, landmarks, scenic amenity and views, and use natural features, such as waterway corridors, or man made features such as built form and public parks to provide local identity and character
- » provide good access to public transport, parks, schools and other community facilities
- » provide a safe environment through the application of Crime Prevention Through Environmental Design principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas
- » are designed to promote optimum solar access and use of prevailing breezes
- » appropriately interface with existing residential development adjoining the UDA boundary, by:
  - » considering densities through minimum lot sizes and the location of property boundaries
  - » access arrangements
  - » uses
  - » height
- » ensure adequate visual and noise amenity
- » maximise opportunities for views and vistas
- » achieve a balanced mix of lot sizes to provide housing choice and streetscape variety
- » respond to natural features, including topography and natural drainage features
- » promote healthy and active lifestyles by prioritising walking and cycling within the UDA and connecting to facilities and services outside the UDA
- » ensure development in all zones provides an appropriate interface with endangered regional ecosystems and waterway corridors
- » deliver in the Residential zone, buildings which:
  - » are up to three storeys in height
  - » have a net residential density of up to 30 dwellings per hectare<sup>1</sup>.

#### 3.3.2 Housing diversity and affordability

Development delivers:

- » housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and

levels of affordability, to cater for a range of lifestyles, incomes and life cycle needs

- » residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment
- » dwellings that provide appropriate levels of amenity and privacy, and adequate outdoor areas and car parking to meet varying household needs
- » energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.

#### 3.3.3 Street and movement network

Street and movement network planning and design:

- » connects to and takes into consideration impacts to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic
- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » provides safe and pleasant movement networks for pedestrians, cyclists and vehicles that have a clear structure, has good external connections with the

<sup>1</sup> Site densities may be higher and will be determined on a site by site basis.

surrounding area, and maximises public transport effectiveness<sup>2</sup>

- » does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors and ensures potential public transport routes are constructed to a standard appropriate to accommodate these services, including footpaths and pavements

- » retains existing mature trees, where possible, in streets.

The active transport network:

- » provides safe and direct links to key destinations including centres, parks and schools<sup>3</sup>
- » provides for pedestrian and cycle connections within the site which link to existing facilities and support movement to key district and local destinations such as shops, schools, parks and community facilities
- » supports public transport routes and facilities and provides safe, legible and attractive connections from residential areas to public transport nodes or stops.

<sup>2</sup> Where active transport enters the on-road environment, treatment should be consistent with Austroads: "Cycling Aspects of Austroads Guides (March 2011)".

<sup>3</sup> Including investigation of an opportunity to create a pedestrian and cycle link over the rail line.

Planning and design of vehicle access and parking ensures:

- » safety and convenience for residents, visitors and service providers
- » adequate provision for the number and nature of vehicles expected<sup>4</sup>.

End of trip facilities<sup>5</sup> for pedestrians and cyclists, including secure undercover bicycle storage facilities, showers and lockers are to be provided as part of development.

### 3.3.4 Industry and business area

The design, siting and layout of development:

- » takes into consideration traffic impacts on the intersection of Dalrymple Drive and Gladstone Benaraby Road<sup>6</sup>
- » undertakes careful consideration of the interface with any adjoining residential areas.

### 3.3.5 Park planning and design

Development contributes to the provision of an integrated, high quality, open space network that caters for a range of environmental needs by:

- » retaining and enhancing existing waterway corridors ensuring appropriate buffers are established

<sup>4</sup> Refer to the relevant ULDA Guidelines.

<sup>5</sup> Refer to the Queensland Development Code 4.1 - Sustainable Buildings.

<sup>6</sup> Refer to *Cardno Eppell Olsen Toolooa UDA Transport Masterplanning Report, 2012*.

- » protecting endangered regional ecosystems
- » retaining where possible habitat for fauna
- » protecting important landscape and visual quality values including scenic amenity areas
- » retaining existing mature trees, where possible, in parks and other open space areas.

Development delivers parks that:

- » contribute to the achievement of an integrated, high quality open space network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors
- » are accessible for users
- » provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions
- » incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding
- » are shaped and embellished to suit their anticipated use
- » support the community's recreational needs and provide opportunities for community and special events.

### 3.3.6 Environmental and natural resources sustainability

The design, siting and layout of development:

- » protects significant environmental and ecological values
- » minimises emissions to land, water and atmosphere
- » makes efficient use of land and resources
- » maintains and / or improves ecological connectivity in the local urban context
- » incorporates landscaping with endemic species that contribute to bushland character, flora and fauna habitat, and fauna movement with a preference towards retaining existing vegetation where possible
- » minimises adverse impacts on visual amenity and existing land forms
- » maintains or improves existing surface and groundwater values, including waterway corridors in and adjacent to the UDA
- » minimises adverse impacts on receiving waters and appropriately manages stormwater<sup>7</sup>
- » maintains and improves the functioning and characteristics of the existing hydrological network (including surface and groundwater interactions)

<sup>7</sup> Refer to the water discharge requirements specified in State Planning Policy 4/10 Guideline - Healthy Waters and its supporting document Urban Stormwater Quality Planning Guidelines 2010.

- » incorporates total water cycle management and water sensitive urban design principles
- » applies best industry practise erosion and sediment control techniques
- » promotes innovative and efficient use of energy and water
- » promotes the adoption of natural ventilation to reduce energy use
- » maximises recycling opportunities and reduces waste generation
- » minimises adverse impacts on amenity during construction.

### 3.3.7 Community safety and development constraints

Development is sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint.

Development within 150m of the rail line will manage and minimise noise impacts from transport<sup>8</sup>.

Impacts from hazardous materials are managed according to current standards<sup>9</sup>.

Development ensures that people and property are safe from potential hazards including:

- » the predicted impacts of climate change

<sup>8</sup> Refer to the Department of Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels and the Queensland Development Code and Section MP4.4 'Buildings in a Transport Noise Corridor.'

<sup>9</sup> Refer to State Planning Policy 5/10 Air, Noise and Hazardous Materials and associated guideline.

- » potential impacts from industry, and
- » the potential for flooding, bushfire and landslide<sup>10</sup>.

Development ensures 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.

### 3.3.8 Service infrastructure

The UDA delivers efficient and effective use of infrastructure and services.

Development ensures infrastructure and services are:

- » provided in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications)
- » designed to allow for future

<sup>10</sup> Refer to:

- » State Planning Policy 1/03 *Mitigating the adverse impacts of flood, bushfire and landslide* and associated guideline for siting requirements for key elements of community infrastructure,
- » the Queensland Coastal Plan
- » *SKM Toolooa Urban Development Area Flooding Analysis, May 2012*
- » relevant ULDA guidelines
- » outcomes of the Queensland Floods Commission of Inquiry 2011.

developments in information technology and providing access to technology in neighbourhood and community facilities

- » located and designed to maximise efficiency and ease of maintenance
- » located and designed to ensure appropriate interface between development and a large electricity sub-station and powerlines within the UDA.

### 3.3.9 General requirements

*Site area and landscaping:*

- » sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping
- » landscaping is provided to enhance the visual amenity of the locality
- » incorporate endemic plant species.

*Sub-tropical design measures*

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

*Advertising devices:*

Advertising devices are in accordance with standards set out in the planning scheme<sup>11</sup>.

- » cater for the needs of display homes and businesses to clearly identify the location, the goods or services which are supplied to the public
- » are consistent with the scale and design

<sup>11</sup> Refer to Gladstone Regional Council planning provisions.

of existing buildings and other works on the site and in the locality, and complement the local streetscape

- » where appropriate, reflect the character of the area
- » are sited and provided on premises having regard to safety and amenity.



### 3.4 Zone provisions

#### 3.4.1 Structure and zoning plan

Map 2: Structure and Zoning Plan shows the location and boundaries of zones in the UDA. The map establishes 3 zones:

- » Residential
- » Open space
- » Industry and business.

Inclusion of land within the Residential or the Industry and business zones does not imply that all such lands can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions such as slope, flooding, endangered regional ecosystems or other constraints including the need to provide roads or open space etc.

#### 3.4.2 Zone intents

##### *Residential zone*

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

Non-residential land uses (e.g. electrical substation of small scale Commercial or Retail uses) may be suitable in the Residential zone. However, these uses are only appropriate if:

- » appropriately buffered from or integrated with the surrounding residential areas
- » residential character and amenity is protected

- » there is a demonstrated need for the use.

Typically non-residential uses in the Residential zone will cater for the needs of the immediate community and will not undermine the viability of commercial or retail uses in nearby centres.

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

Existing trees and other natural vegetation will be retained where possible within any parks provided in the zone.

##### *Open space zone*

The Open space zone includes a range of outdoor spaces including:

- » natural bushland,
- » areas containing endangered regional ecosystems,
- » publicly accessible outdoor recreation spaces including local recreation parks, and
- » pedestrian pathways and cycleways (where located and designed to avoid adverse impacts on areas containing endangered regional ecosystems).

The Open space zone includes areas of endangered regional ecosystems which will be protected. The Open space zone also includes land that will be required for stormwater management.

Buildings and structures within the Open space zone may also include picnic amenities, children's playgrounds, club buildings and associated off-street parking.

##### *Industry and business zone*

The Industry and business zone accommodates industrial activities which do not generate dust, noise and odour beyond the zone. The zone provides for a range of industrial uses including low impact industry, research and technological industries, knowledge creation, entrepreneurial activity and service industry activities.

A limited range of other uses may also be acceptable in the Industry and business zone where it can be demonstrated that the use:

- » supports or otherwise has a clear nexus with the primary uses within the zone
- » provides a service to the workforce within the zone
- » does not generate negative impacts beyond the zone
- » will not prejudice the establishment or operation of the primary uses within the zone.

The location, design, operation and management of uses and works contribute to the amenity, built form, landscaping and streetscape which enhances the industrial character of the area and respects adjoining residential areas.

**Table 1: Levels of assessment**

Column 1 Exempt development		Column 2 UDA self assessable development	Column 3 – UDA assessable development	
			Column 3A Permissible development	Column 3B Prohibited development
In the Residential zone				
<div>1. An environmentally relevant activity if:<div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</div><div>(ii) the activity complies with that code.</div></div> <div>2. If the land is not on the Environmental Management Register:<div>(i) development specified in schedule 1</div><div>(ii) development for Home based business</div><div>(iii) development for a sales office where not greater than 150m<sup>2</sup></div><div>(iv) material change of use in accordance with an approved Plan of Development (PoD)</div><div>(v) operational work or building work in accordance with an approved PoD.</div></div>	<div>1. If the land is not on the Environmental Management Register:<div>(i) Material change of use for a House or Display home where:<div>(a) the lot is 400m<sup>2</sup> or more</div><div>(b) the lot frontage is 12.5 metres or more, and</div></div><div>(c) it complies with the applicable self assessable provisions in Schedule 3.</div></div>	All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 3B.	Development for: <div>1. Extractive industry</div> <div>2. High impact industry</div> <div>3. Medium impact industry</div> <div>4. Noxious and hazardous industry.</div>	
In the Open space zone				
<div>1. An environmentally relevant activity if:<div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</div><div>(ii) the activity complies with that code.</div></div> <div>2. Development specified in Schedule 1 except if the land is on the Environmental Management Register.</div>	Nil	<div>1. Operational work</div> <div>2. Development for:<div>» Emergency Services</div><div>» Outdoor sport and recreation</div><div>» Park</div><div>» Telecommunication facility</div><div>» Tourist attraction</div><div>» Utility installation.</div></div>	All other development, including development not defined in Schedule 2, other than development mentioned in Columns 1, 2 and 3A.	

Column 1 Exempt development		Column 2 UDA self assessable development	Column 3 – UDA assessable development	
			Column 3A Permissible development	Column 3B Prohibited development
In the Industry and business zone				
1. An environmentally relevant activity if: <div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and (ii) the activity complies with that code.</div> 2. If the land is not on the Environmental Management Register or Contaminated Land Register: <div>(i) development specified in Schedule 1</div>	Nil	1. Reconfiguring a lot that is not mentioned in Schedule 1 2. Making a material change of use if: <div>(a) the use is not defined in Schedule 2, or (b) the change of use is not mentioned in columns 1, 2 or 3B</div> 3. Operational work or building work if the work is not mentioned in columns 1, 2 or 3B.	Development for: <div>1. Extractive industry 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry 5. Residential except Home based business 6. Rural 7. Tourist park.</div>	

## Infrastructure Plan

Infrastructure requirements to achieve the vision for the UDA will be determined through the development assessment process, imposed as conditions of a UDA development approval for development and delivered as part of the building and operational works on the site.

Infrastructure will include:

- » roads and streets
- » water supply and sewerage
- » stormwater management.

Infrastructure charges will be based on Gladstone Regional Council's applicable infrastructure charging document for the area.

Infrastructure delivered as part of the development may be credited against the monetary contribution that would otherwise apply.

State infrastructure funding will be sought under the normal budgetary processes and will be part of an approved State agency capital program.

State controlled roads shall be upgraded in accordance with agreements with DTMR.

Listed below is infrastructure to support development in the Toolooa UDA.

Infrastructure	Description of works
Roads and streets	New roads, streets and intersection improvements, where required in accordance with <i>Cardno Eppell Olsen Toolooa UDA Transport Masterplanning Report, 2012</i> .
Water and sewerage	Water and sewerage services for the development that connects to existing networks.
Stormwater management	New works linking with external stormwater management works.



## Implementation Strategy

### 5.1 Introduction

The *Urban Land Development Authority Act 2007* (the Act) requires a development scheme to include an implementation strategy to "achieve the main purposes of the Act for this area, to the extent that they are not achieved by the land use plan or infrastructure plan." The implementation strategy for the Toolooa UDA Development Scheme (the scheme) fulfils this requirement by identifying a suite of actions and commitments that support the achievement of the vision for the Toolooa UDA community.

This strategy focuses on:

1. Housing options - which is addressed by expressing 'stretch' targets which are supported by a series of actions. Data relevant to these targets will be regularly collected and will be initially reviewed five years after approval of the development scheme. Subsequent reviews of performance against housing affordability targets should be reviewed every 2 years thereafter.
2. Ecological sustainability - which is addressed by setting goals for a range of long term sustainability aspirations. These targets are complemented by a range of actions aimed at stimulating development and behavioural outcomes that will contribute towards the targets. Data relevant to these targets will be regularly collected and will be initially reviewed five years after approval of the development scheme. Subsequent reviews of performance against ecological sustainability targets should be reviewed every 2 years thereafter.

### 5.2 Housing options

Facilitating the provision of housing that is affordable to households on low to moderate incomes is set out as a core purpose in the Act.

The ULDA Housing Strategy defines low to moderate income households which is typically the income of first home buyers and key workers.

ULDA Actions	Stretch targets
<p>The ULDA will:</p> <ul style="list-style-type: none"> <li>» work with developers to produce suitable housing designs to meet defined price points</li> <li>» monitor dwelling prices and amount of accessible housing produced</li> <li>» include in landowner development agreements: <ul style="list-style-type: none"> <li>» provisions requiring the land owner to deliver housing to achieve nominated price points and accessibility targets where the monitoring process indicates targets are not being achieved</li> <li>» where subsidy is required to achieve these price points, additional provisions will be required to ensure the retention of affordability over time.</li> </ul> </li> </ul>	<p>25% of housing will be affordable to low to moderate income households, as defined in the ULDA Guideline.</p> <p>Greater than 10% accessible housing.</p>
<p>The ULDA will work with the Department of Housing and Public Works, Not for Profit providers and the land owner to identify opportunities for the inclusion of social housing projects progressively over the life of the project.</p>	<p>A stretch target of 5% is encouraged for social housing. In particular, developers should work with local housing companies and not for profit providers to utilise NRAS and other channels for the funding and delivery of social housing.</p>
<p>Housing Innovation and Diversity</p>	<p>A range of housing options should be considered in the UDA. A range of different housing types should be developed to reflect the opportunities for live-work, and other housing types.</p>

### 5.3 Ecological sustainability

The ULDA Act defines ecological sustainability as a balance that integrates:

- » protection of ecological processes and natural systems
- » economic development
- » maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The achievement of ecological sustainability is required by the land use plan and can lead to reduced development and housing costs, including ongoing living costs. Energy, transport, water and access to services are major cost burdens on all household budgets. The land use plan is supported by guidelines which provides development standards to ensure the minimisation of adverse impacts on ecological processes and natural systems.

ULDA actions	Stretch targets
<p>The ULDA will work with landowners, Gladstone Regional Council, government agencies, utility providers and other organisations to develop:</p> <p>Strategies for:</p> <ul style="list-style-type: none"> <li>» community education to promote the protection and enhancement of the natural environment</li> <li>» demand optimisation for water and energy efficiency and demand management strategies, including builder education</li> <li>» reducing, recycling and reusing demolition, construction and household waste</li> <li>» addressing urban heat island effect to ensure urban amenity and lower energy use in dwellings and buildings.</li> </ul> <p>Demonstration projects to:</p> <ul style="list-style-type: none"> <li>» deliver alternative technology and service model projects for local renewable energy</li> <li>» deliver affordable sustainable housing projects that reduces energy use and inputs to achieve zero emissions.</li> </ul> <p>The ULDA will work with the Department of Transport and Main Roads and the council to facilitate the commencement of a public transport service to connect UDA with education, health and retail centres in the regional area from the time the first residents move into the project.</p>	<p><u>Natural resources and environment</u></p> <p><u>By 2018</u></p> <p>Potable water usage reduction to an average of 25%</p> <p>Average household energy usage reduction to 15 kilovolt hours (kWh) per day</p> <p>25% peak energy demand reduction in average diversified maximum demand</p> <p>60% reduction in demolition and construction waste</p>

### Schedule 1: Exempt development

Development prescribed in Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 2, item 2 and Table 5, item 14.
<b>Building work</b>
Minor building and demolition work.
Carrying out building work associated with a material change of use that is UDA exempt or self-assessable development.
Carrying out building work associated with an approved material change of use.
<b>Material change of use of premises</b>
Making a material change of use of premises for a Park.
<b>Reconfiguring a lot</b>
Subdivision involving road widening and truncations required as a condition of development approval.
<b>Operational work</b>
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
Filling or excavation where:
(a) not exceeding 50m <sup>3</sup> in volume or
(b) top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work if consistent with an approved Plan of Development (PoD).
Carrying out operational work associated with a material change of use that is UDA exempt development (excluding Park).
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with an approved reconfiguration of a lot.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work that is clearing of vegetation:
(a) other than Significant vegetation, or
(b) Significant vegetation where:
» the clearing is consistent with an approved PoD
» carried out by or on behalf of Gladstone Regional Council or a public sector entity, where the works being undertaken are authorised under a state law
» in accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot.



Carrying out operational work that is the placing of advertising devices that:

- » do not exceed 5m<sup>2</sup> for commercial, industrial, recreational or entertainment use
- » are attached to a front fence or facade of a main building
- » do not project more than 150mm from front facade or front fence
- » are not illuminated
- » contain the name of business or operator, the use of premises, the contact details or name and address of building and
- » comprise no more than two signs.

#### Plumbing or drainage work

Carrying out plumbing or drainage work.

#### All aspects of development

Development undertaken by the state, or a statutory body representing the state, for the purposes of public housing.

Development for a Home based business.

Development consistent with an approved PoD.

## Schedule 2: Definitions

### Use definitions

#### Commercial use category

##### Business

Means the use of premises for administration, clerical, technical, professional or veterinarian clinic or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

##### Car park

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

##### Health care services

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

##### Sales office

Means the use of premises for the temporary promotion and/or sale of land and/ or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

#### Industrial use category

##### Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes

ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

##### High impact industry

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

##### Low impact industry

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

##### Medium impact industry

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses.

The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

##### Noxious and hazardous industry

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

##### Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component.

The use may include emerging industries such as energy, aerospace, and biotechnology.

##### Service Industry

Means the use premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

##### Warehouse

Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

#### Residential use category

##### Display home

Means the temporary use of premises for the promotion and/ or sale of land and/ or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

##### Home based business

Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:

- » the floor area used specifically for the home business does not exceed 50m<sup>2</sup>
- » any visitor accommodation does not exceed 4 visitors
- » there is no hiring out of materials, goods, appliances or vehicles
- » there is only one sign related to the Home business, located within the premises or on a fence facing the road
- » there is no repairing or servicing of vehicles not normally associated with a residential use
- » there is no industrial use of premises
- » the maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- » car parking is in accordance with the planning scheme

- » there is no display of goods
- » number of employees does not exceed 4.

### House

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing.

### Multiple residential

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

### Other residential

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management

and staff.

### Relocatable home park

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

### Short term accommodation

Means the use of premises comprising primarily accommodation units for short-term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Other residential, Hotel or Tourist park.

### Retail use category

#### Bulk landscape supplies

Means the use of premises for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

### Fast food premises

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

### Food premises

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

### Garden Centre

Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.

### Market

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

### Outdoor sales

Means the use of premises for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.

### Service station

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

### Shop

Means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

### Shopping centre

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

### Showroom

Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires

- » a large area for handling, display or storage and
- » direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

## Rural use category

### Agriculture

Means the use of premises for commercial purposes for the growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes.

The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities.

### Agricultural supply store

Means the use of premises for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

### Animal keeping and husbandry

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

### Intensive animal industries

Means the use of premises for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

### Intensive horticulture

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

### Wholesale nursery

Means the use of premises for the sale of plants where the plants are grown on or adjacent to the site.

The use may include sale of gardening materials where these are ancillary to the primary use.

## Service, community and other uses category

### Cemetery

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

### Child care centre

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

### Community facility

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

### Crematorium

Means the use of premises for cremating bodies and may include the interment of the ashes. The term does not include a funeral parlour or cemetery.

### Educational establishment

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

### Emergency Services

Means the use of premises by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.

### Funeral parlour

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial

and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

### Hospital

Means the use of premises for medical or surgical care or treatment of patients whether or not residing on the premises.

The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

### Place of assembly

Means the use of premises for worship and activities of a religious organisation, community or association.

### Telecommunications facility

Means the use of premises for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.

The term does not include low impact facilities that are exempt from State planning laws under the Telecommunications Act 1994 and specified in the Telecommunications (Low-impact facilities) Determination 1997.

**Utility Installation**

Means the use of premises to provide the public with the following services:

- » supply of water, hydraulic power, electricity or gas
- » sewerage or drainage services
- » transport services including road rail or water
- » waste management facilities
- » network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

**Veterinary hospital**

Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

**Sport, recreation and entertainment use category****Club**

Means the use of premises by persons associated (whether incorporated or not) for social, literary, political, sporting, athletic or other similar purposes to which the general public may also resort and which is, or intends to be, subject to a club licence under the *Liquor Act 1992*. The premises may also include the provision of food and beverages,

limited live or recorded entertainment and gaming machines.

**Indoor entertainment**

Means the use of premises for public entertainment predominantly within a building.

The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

**Indoor sport and recreation**

Means the use of premises for leisure, sport or recreation conducted wholly or mainly indoors such as indoor sports and fitness centres, gyms, bowling alleys, squash courts and the like.

**Outdoor sport and recreation**

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building.

The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

**Park**

Means the use of premises by the public for free recreation and enjoyment and may be used for community events.

Facilities may include children's playground equipment, informal sports fields, ancillary vehicle parking and other public conveniences.

**Tourism use category****Tourist attraction**

Means the use of premises for providing on site entertainment, recreation or similar facilities for the general public.

The use may include provision of food and drink for consumption on site.

**Tourist park**

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public.

The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the tourist park.

**Other development****Filling or excavation**

Means removal or importation of material to or from a lot that will change the ground level of the land.

**Material change of use**

As defined in the *Urban Land Development Authority Act 2007*.

**Minor building work or demolition work**

Means

- » internal building work
- » demolition work
- » external building work up to 25m<sup>2</sup> for roofs over existing decks or paved areas, sun hoods, carports and the like
- » demolition where not involving a place of cultural heritage listed building under the *Queensland Heritage Act 1992*
- » building work that increases the approved GFA or lawfully existing GFA at the time of commencement of this scheme by no more than 25m<sup>2</sup>
- » raising a house where the resultant height does not exceed 9m.

**Operational work**

As defined in the *Urban Land Development Authority Act 2007*.

**Reconfiguring a lot**

As defined in the *Urban Land Development Authority Act 2007*.

## Administrative definitions

### Accessible housing

Housing in accordance with the applicable ULDA guideline.

### Affordable housing

Affordable housing<sup>1</sup> means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

### Basement

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

### Building

As defined in the *Building Act 1975*.

### Building work

As defined in the *Urban Land Development Authority Act 2007*.

### Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

<sup>1</sup> Refer to the ULDA Housing Strategy.

### Caretaker's accommodation

The residential use of part of a premises where in connection with a non residential use on the same premises.

### Community greenspace network

A network of parks and open space that are publicly accessible and deliver recreation and sporting opportunities to the community.

### Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

### Development scheme

As defined in the *Urban Land Development Authority Act 2007*.

### Dwelling unit

Means a building or part of a building used or capable of being used as a self contained residence which must include:

- » food preparation facilities
- » a bath or shower
- » a toilet and wash basin.

The term includes works ancillary to a dwelling.

### Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

### Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

### Gross floor area (GFA)

The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:

- » building services
- » ground floor public lobby
- » a public mall in a shopping complex
- » the parking, loading and manoeuvring of motor vehicles
- » private balconies whether roofed or not.

### Ground level

Means:

- » the existing level of the site providing it has not been unlawfully altered; or
- » where the land has been unlawfully altered the level of land prior to the alteration; or
- » the 'as-constructed' level of the land in accordance with an approval for filling and excavation.

### High water mark

Refers to the ordinary high water mark at spring tides.

### Mezzanine

An intermediate floor within a room.

### Neighbourhood centre

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).

### Net residential density

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks, internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

### Planning scheme

The planning scheme applying to the former Gladstone City Council.

### Plan of Development

See section 3.2.

### Plot ratio

The ratio between the gross floor area of a building and the total area of the site.

### Premises

As defined in the *Urban Land Development Authority Act 2007*.



**Private open space**

An outdoor area for the exclusive use of occupants.

**Public benefit**

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

**Public housing**

As defined in the *Sustainable Planning Act 2009*.

**Public interest**

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

**Public realm**

Refers to spaces that are used by the general public, including streets, squares, plazas and parks.

**Sensitive uses**

Means any of the following: Child care centre, Educational establishment, Health care services, Hospital, House, Multiple residential, Other residential, Relocatable home park and Short term accommodation.

**Setback**

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (ie. excluding eaves).

**Significant vegetation**

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- » ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the *Vegetation Management Act 1999*
- » contribution to the preservation of natural landforms
- » contribution to the character of the landscape
- » cultural or historical value
- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone<sup>2</sup>.

**Site cover**

The proportion of the site covered by buildings, including roof overhangs.

**Site density**

Site density is the number of dwellings on a particular site area expressed as dwellings per hectare. It does not include roads, footpaths and public open space.

<sup>2</sup> The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

**Storey**

A space within a building which is situated between one floor level and the floor level next above or if there is no floor above, the ceiling or roof above. This does not mean:

1. a space that contains only:
  - a. a lift shaft, stairway or meter room
  - b. a bathroom, shower room, laundry, toilet or other sanitary compartment
  - c. accommodation intended for not more than 3 vehicles
  - d. a combination of the above
2. a mezzanine.

**Urban Design**

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

## Schedule 3: Self-assessable provisions

Table 3: Self-assessable provisions for House - in the Residential zone

Elements	Self-assessable provisions
For the primary house on a lot.	
Design and siting of buildings and structures	Where on a lot 400m <sup>2</sup> to 450m <sup>2</sup> - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m <sup>2</sup> . Where on a lot more than 450m <sup>2</sup> - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m <sup>2</sup> and over. ( Note: the 9m building height limit in the development scheme prevails over the 8.5m height limit in QDC.).
Outdoor living space	Minimum 16m <sup>2</sup> with a minimum dimension of 4m and directly accessible from a main living room.
Car parking	Minimum 1 covered space 5m x 3m.
Driveway	Minimum 3m wide.
Front entry	Pedestrian entry and door visible from and addressing the street.
Street surveillance	Minimum one habitable room fronting the street with large windows or balconies facing the street.
Front fencing	Up to 1.8m high, with a minimum of 50% transparency for that part of the fence exceeding 1.2m in height.
Building articulation	Minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods / screens, or awnings and shade structures.
Road access	The lot has physical access to a sealed or constructed road.
Infrastructure services	The lot is connected to a reticulated water supply network and a reticulated electricity network. The lot is connected to a reticulated sewerage network or is capable of providing for on site effluent treatment and disposal in accordance with the Queensland Plumbing and Wastewater Code.
For the secondary dwelling on a lot	
Floor area of secondary dwelling	Minimum 45m <sup>2</sup> to maximum 75m <sup>2</sup> .
Design and siting of buildings and structures	Where on a lot 400m <sup>2</sup> to 450m <sup>2</sup> - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m <sup>2</sup> . Where on a lot more than 450m <sup>2</sup> - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m <sup>2</sup> and over.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor living space	Minimum 9m <sup>2</sup> with a minimum dimension of 3m and directly accessible from a main living area. If the lot is on a corner, not located within the corner setback.
Car parking	Minimum one space 5m x 3m.
Driveway	Shared driveway with the primary house. However if the lot is on a corner a separate driveway must be provided with a minimum width of 3m.
Front entry	If the lot is on a corner - dedicated pedestrian entry and door visible from and addressing the secondary street.
Street surveillance	If the lot is on a corner - minimum of 1 habitable room fronting the secondary street with large windows or balconies facing the street.
Fencing (street front)	If the lot is on a corner - maximum 1.2 m high on secondary frontage.
Fencing (other)	Up to 1.8m high - minimum 50% transparency over 1.2m in height.
Verandahs	If the lot is on a corner - Minimum 50% of building frontage, not screened.



**Queensland**  
Government



**urban  
land  
development  
authority**

## Contact Us

**Visit our website at:** [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au)

**Write to us at:**

Urban Land Development Authority  
GPO Box 2202  
Brisbane QLD 4001

**Telephone us:** 1300 130 215

**Fax us:** (07) 302 44199

---

## June 2012

The information contained herein does not represent Commonwealth, State or Local Government policy. The Urban Land Development Authority does not guarantee or make any representations as to its accuracy or completeness, nor will they accept any responsibility for any loss or damage arising from its use.