



Clinton
Urban Development Area
Development Scheme

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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 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 governments, the local community, local landowners and the development industry to deliver commercially viable developments that include diverse, affordable, sustainable housing and uses best-practice urban design principles.

1.2 Urban Development Area

The Clinton Urban Development Area (UDA) was declared by regulation by the Minister for Infrastructure and Planning on 1 April 2010.

1.3 Purpose of the development scheme

The Clinton UDA Development Scheme (the scheme) has been prepared in accordance with the Act and is applicable to all development on land within the boundaries of the UDA. It is a statutory instrument and has the force of law.

The purpose of the development scheme is to establish the overall intentions for development of the UDA as well as identify a broad range of requirements applicable to proposed development.

From the date of approval, the scheme replaces the Interim Land Use Plan for the UDA which commenced upon declaration.

1.4 Elements of the development scheme

The Clinton UDA Development Scheme consists of:

- » a land use plan
- » an infrastructure plan
- » an implementation strategy.

The land use plan regulates development and states the preferred form of development in the UDA.

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 planning outcomes for the UDA.

2.1 Location

The Clinton Urban Development Area (UDA) is an infill site located approximately 6 kilometres south-west of the Gladstone central business district. Covering 26 hectares of State-owned land, the UDA is strategically located in the southern growth corridor for Gladstone city, see Map 1.

Triangular in shape, the UDA is bounded by the Dawson Highway to the west, Harvey Road to the east and an established residential area to the south.

The UDA includes the Clinton State School which is expected to remain in its current location and possibly expand in the future.

Regional sporting and recreation facilities as well as other amenities and services including local and regional shopping, and the Gladstone Airport are within close proximity to the UDA.

2.2 Outcomes for the UDA

The Clinton UDA will become a model residential neighbourhood which is affordable, sustainable and interconnected, and demonstrates best practice urban design principles. Through its design, the UDA will support a diverse, safe and healthy community which respects and enhances the neighbourhood and is a pleasant place to live.

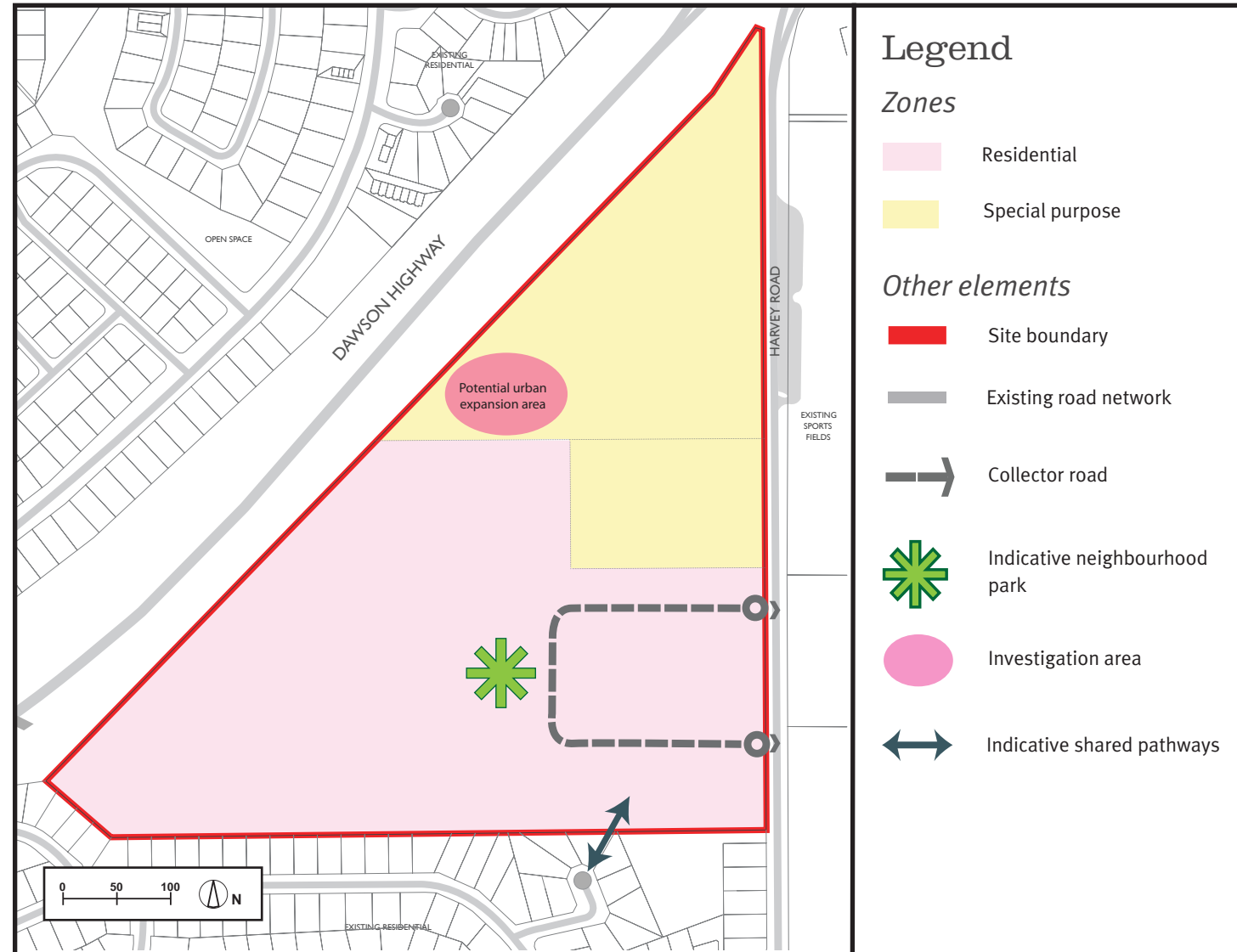
Map 1: Clinton Urban Development Area boundary



The outcomes for the UDA are broadly illustrated in Map 2: Clinton UDA Structure and Zoning Plan. Map 2 shows the zones for regulating land uses and the key structural elements within the UDA, including:

- » the area appropriate for a new residential community
- » the existing Clinton State School and opportunities for future expansion of school facilities
- » a potential urban expansion area, where residential development may occur if it is determined following consultation with the Queensland Department of Education and Training and Clinton State School that the land is surplus for future education needs
- » the street pattern connects the community and prioritises walking and cycling, in particular facilitating access to Clinton State School
- » safe locations for primary vehicular access from the Residential Zone to Harvey Road
- » opportunities for pedestrian and cycle linkages through the Residential Zone to the established residential area to the south of the UDA
- » opportunities for a neighbourhood park that provides for recreational activities and contributes to the amenity and character of the area.

Map 2: Clinton UDA Structure and Zoning Plan



The UDA will:

House the future by:

- » providing a range of housing choices to cater for the changing needs of local communities through a mix of densities, types, designs, house prices and home ownership and rental options that cater to a range of lifestyles, incomes and lifecycle needs
- » assisting in meeting housing demand by supporting the development of Gladstone where a number of significant projects (Curtis Island LNG Plant, Wiggins Island Coal Terminal) have the potential to increase demand over the next ten years.

Be a livable community by:

- » promoting community health and well being through urban design that supports a healthy and active lifestyle
- » creating a neighbourhood park which allows for passive and active recreation facilities
- » ensuring development is sustainable by minimising impacts to the local environment, by promoting efficient use of energy, water and materials and minimising waste generation
- » providing necessary infrastructure.

Connect communities by:

- » creating safe linkages from the surrounding areas to the UDA, including the Clinton State School

- » using appropriate street treatments and tree planting to reinforce a clear street hierarchy

- » providing key links to adjacent sporting grounds.

Be a good neighbour by:

- » providing an appropriate interface between the new residential area and the existing residential area to the south and the Clinton State School.

Promote planning and design excellence by:

- » becoming a modern, resilient and adaptable urban area that promotes connectivity, safety and accessibility whilst recognising what is important to the local community
- » embracing a Queensland style that reflects its subtropical context.

3.1 Purpose of the land use plan

The purpose of the land use plan is to regulate development and state the preferred form of development within the Urban Development Area (UDA).

Figure 1 details the components of the land use plan and explains their relationship to each other.

3.2 Development assessment procedures

3.2.1 Land use plan

The land use plan:

- (i) identifies broad outcomes for the Clinton UDA and
- (ii) states the requirements for carrying out development to achieve the outcomes for the UDA.

3.2.2 UDA outcomes

The outcomes:

- (i) seek to achieve for the UDA the purposes of the Act and
- (ii) are the basis for the UDA development requirements.

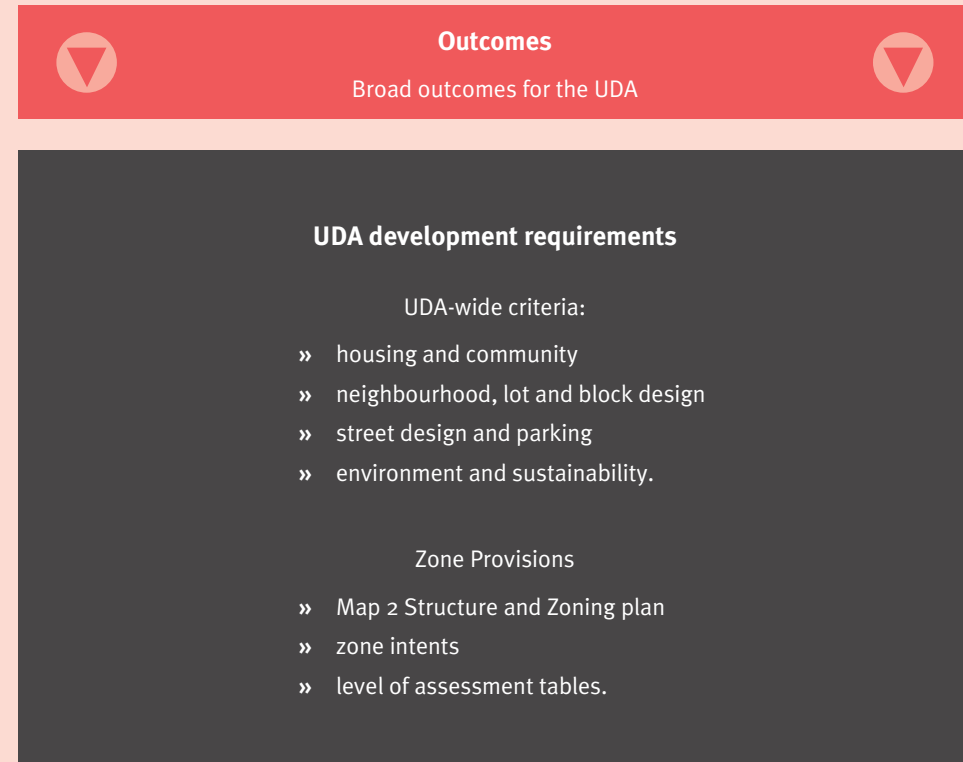
The UDA outcomes are spatially represented in Map 2 Clinton UDA Structure and Zoning Plan.

3.2.3 UDA development requirements

The UDA development requirements are expressed through:

- (i) development criteria for the whole UDA (UDA-wide criteria)
- (ii) Clinton UDA Structure and Zoning Plan (zoning plan)
- (iii) development provisions for a specific zone (zone intent)
- (iv) tables specifying the level of assessment for development for each zone (level of assessment table).

Figure 1: Components of the land use plan and their relationship



3.2.4 Levels of assessment

The levels of assessment for the carrying out of development in the UDA are in the relevant level of assessment table for the zone which states in:

- (i) column 1, UDA exempt development
- (ii) column 2, UDA self assessable development (self assessable development)
- (iii) column 3, UDA assessable development (permissible development).

3.2.5 Development consistent with the land use plan

Self-assessable development which complies with any applicable development requirements is consistent with the land use plan.

Permissible development is consistent with the land use plan if:

- (i) the development complies with the requirements for carrying out development in the UDA, or
- (ii) the development does not comply with the UDA development requirements but:
 - a. the development does not conflict with the outcomes for the UDA and
 - b. there are sufficient grounds to approve the development despite the non compliance with the UDA development requirements.

Otherwise, the permissible development is inconsistent with the land use plan and must be refused.

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

Permissible development requires a UDA development application to be lodged with the Urban Land Development Authority (ULDA) for assessment and decision. Approval is required for permissible development to be undertaken.

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

- » superior design outcomes
- » overwhelming community need.

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

3.2.6 Consideration in principle

The ULDA may accept, for consideration in principle, a proposed UDA development application (application for consideration in principle).

The ULDA will consider the application for consideration in principle and may decide the following:

- (i) it supports the application, with or without qualifications that may amend

the application

- (ii) it opposes the application
- (iii) it cannot accept the proposal until a detailed assessment is made through a UDA development application, or
- (iv) it has no established view on the proposal and no indication of support or opposition.

The ULDA when considering a UDA 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.

3.2.7 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 is adjoined by land in a zone, the unallocated land is deemed to be included in that zone.

Where the unallocated land is adjoined by 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.

3.2.8 Notification requirements

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

Residential development in the Residential Zone that complies with the zone intent will not require public notification.

3.2.9 Relationship with local government planning scheme and SPA

This development scheme replaces the Clinton Interim Land Use Plan (ILUP).

Unless this development scheme specifically applies a provision of a planning instrument or a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act, the development scheme prevails to the extent of an inconsistency with those instruments.

3.3 UDA-wide criteria

The following criteria apply to all UDA assessable and self-assessable development in the Clinton UDA. To the extent that they 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 should be read with the relevant statement of zone intent.

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

The Clinton UDA-wide criteria cover the following topics:

- » housing and community
- » neighbourhood, lot and block design
- » street design and parking
- » environment and sustainability.

For more detail on how to comply with the requirements listed below refer to guidelines issued by the ULDA¹.

¹ Including ULDA guideline no. 01 Residential 30, Affordable Housing Strategy and the Accessible Housing and Environment and Sustainable Development Guidelines.

3.3.1 Housing and community

The UDA delivers housing affordability and choice.

Residential neighbourhoods:

- » deliver a minimum of 60 percent of all dwellings across the UDA available for purchase at or below the median house price for Gladstone
- » deliver a minimum of 50 percent of all dwellings available to purchase or rent to low to moderate income households for Gladstone
- » deliver 10% of all dwellings as accessible housing to meet the changing needs of people and households over time
- » contribute to housing choice by providing a range of housing types
- » deliver housing which integrates into existing residential areas.

3.3.2 Neighbourhood, block and lot design

The UDA delivers development designed to:

- » maximise connectivity
- » be responsive to the local climate and site features
- » include walkable streets and neighbourhoods
- » provide personal safety and security
- » enhance character and amenity
- » use infrastructure efficiently.

Neighbourhood planning and design:

- » gives the neighbourhood a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly legible street networks, open space and use of streetscape elements
- » delivers appropriate scale of development
- » incorporates principles for crime prevention through environmental design (CPTED)
- » identifies appropriate areas for multiple residential uses
- » ensures adequate visual and noise amenity
- » maximises opportunities for views and vistas
- » achieves a balanced mix of lot sizes to provide housing choice and streetscape variety
- » responds to natural features, including topography and natural drainage features
- » promotes healthy and active lifestyles by prioritising walking and cycling within the UDA and connecting to facilities and services outside the UDA
- » incorporates orientation for solar access and natural ventilation
- » integrates development with the surrounding environment and provides for shared use of public facilities by

adjoining communities

- » provides parks that cater for a variety of functions and experiences and that are safe for users
- » locates services and utilities to maximise efficiency and ease of maintenance.

3.3.3 Street design and parking

The UDA delivers:

- » efficient and safe street networks for all users
- » adequate car parking
- » access to public transport networks.

Street network planning and design:

- » connects to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic
- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » provides movement networks for vehicles, pedestrians and bicycles that have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area, and maximise public transport effectiveness
- » provides for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key local and district

destinations such as shops, schools, parks and community facilities

- » minimises the impact of traffic noise on residential development
- » supports public transport routes and facilities and provides safe, legible and attractive connections from residential areas to public transport nodes or stop
- » 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.

Planning and design of vehicle access and parking ensures:

- » safety and convenience for residents, visitors and service providers and adequate for the use
- » adequate provision for the number and nature of vehicles expected.

3.3.4 Environment and sustainability

The UDA delivers:

- » minimal emissions to land, water and atmosphere
- » efficient use of land and resources and
- » protection of amenity, ecological values and natural systems.

The design, siting and layout of development:

- » minimises adverse impact on the

environmental values of the receiving waters

- » appropriately manages stormwater
- » minimises adverse impacts on natural landforms and the visual amenity of the site
- » retains vegetation where possible along streets and within parks
- » incorporates leading energy efficiency² and water efficiency practices, maximises recycling opportunities and reduces waste generation
- » promotes the adoption of decentralised energy generation systems and natural ventilation to reduce energy use.

During construction adverse impacts on amenity are minimised.

² For Class 1 and Class 2 buildings (as defined in the Building Code of Australia 2009) the Queensland Development Code MP 4.1 Sustainable buildings outlines minimum requirements in terms of energy efficiency and efficient fixtures for water conservation.

3.4 Zone provisions

The Clinton UDA is divided into 2 zones.

The location and boundaries of the zones are shown on Map 2: Clinton UDA Structure and Zoning Plan.

3.4.1 Residential Zone intent

The Residential Zone caters for a range of residential types including houses, multiple residential and other residential reflecting local housing needs.

Other uses are not anticipated in the zone except Home based business.

The zone provides for densities of up to 30 dwellings per hectare. To achieve this density, lot sizes will range from 250m² to 640m² and may incorporate some built-to-boundary buildings.

Houses are typically two storeys in height. Opportunities for three storey multiple residential will be considered in appropriate locations.

The zone incorporates neighbourhood and pocket parks which provide recreational opportunities and which can also contribute to environmental and civil engineering functions.

Table 1: Level of assessment table: Residential Zone

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development
		Permissible development
Development specified in Schedule 1	<p>Making a material change of use for a House on a lot greater than 450m²</p> <p>If consistent with an approved Plan of Development:</p> <ol style="list-style-type: none"> 1. Making a material change of use for: <ol style="list-style-type: none"> a. House b. Multiple residential 2. Carrying out operational work, other than that specified in Schedule 1, for: <ol style="list-style-type: none"> a. Filling or excavation b. Reconfiguring a lot <p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i></p>	All development, including development not defined in Schedule 2, other than development mentioned in Column 1 or Column 2

3.4.2 Special Purpose Zone intent

The Special Purpose Zone recognises the existing Clinton State School and caters for the expansion of the educational facilities associated with the school and a future Child care centre.

Further investigation by the Department of Education and Training will determine whether part of the land in the Special Purpose Zone is excess to future educational requirements. Any excess land will be used for residential development consistent with the Residential Zone.

Table 2: Level of assessment table: Special Purpose Zone

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development
		Permissible development
Development specified in Schedule 1	Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>	Development for a Child care centre All other development, including development not defined in Schedule 2, other than development mentioned in Column 1 or Column 2

Infrastructure

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

Infrastructure will include:

- » parks
- » roads
- » pedestrian/cycle networks
- » water supply and sewerage
- » stormwater management
- » telecommunications
- » power.

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.

Implementation

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.

The strategy identifies each of the implementation mechanisms and the purpose of the *Urban Land Development Act 2007* (the Act) that each is seeking to achieve.

Implementation mechanisms	Relevant purpose of the Act
Preparing a UDA development application	
<ul style="list-style-type: none"> » ULDA guideline no. 01 Residential 30 » ULDA Accessible Housing Guidelines » ULDA Environment and Sustainable Development Guideline. 	<ul style="list-style-type: none"> » Provision of a range of housing options to address diverse community needs » Provision of an ongoing availability of affordable housing options for low to moderate income households » Planning principles that give effect to ecological sustainability and best practice urban design.
Development assessment process	
<ul style="list-style-type: none"> » Development Assessment Supplementary Guide » Development Assessment Certification Procedures Manual. 	<ul style="list-style-type: none"> » Availability of land for urban purposes.
Provision of infrastructure	
<ul style="list-style-type: none"> » Identifying third party funding opportunities. 	<ul style="list-style-type: none"> » Provision of infrastructure for urban purposes.
Community engagement	
<ul style="list-style-type: none"> » Factsheets, newsletters, letterbox drops, newspapers » Identifying training and education opportunities within the development industry. 	<ul style="list-style-type: none"> » Planning principles that give effect to ecological sustainability and best practice urban design » Provision of a range of housing options to address diverse community need.
Key stakeholder consultation	
<ul style="list-style-type: none"> » Working with Gladstone Regional Council and State agencies to identify and resolve issues » Working with the development industry to identify opportunities for collaboration and innovation to achieve superior planning and design outcomes. 	<ul style="list-style-type: none"> » Availability of land for urban purposes » The provision of a range of housing options to address diverse community need » Provision of infrastructure for urban purposes » Planning principles that give effect to ecological sustainability and best practice urban design » Provision of an ongoing availability of affordable housing options for low to moderate income households.

Schedule 1: Exempt development

Building work
Carrying out building work associated with a material change of use that is UDA exempt development
Carrying out building work associated with an approved material change of use
Minor building work or demolition work except where the building is identified as a heritage registered place.
Material change of use of premises
Making a material change of use of premises implied by building work, plumbing work, drainage work or operational work if the work was substantially commenced by the state, or an entity acting for the state, before 31 March 2000
Making a material change of use of premises for a class 1 or 2 building under the Building Code of Australia (BCA) part A3, if the use is for providing support services and short term accommodation for persons escaping domestic violence.
Reconfiguring a lot
Reconfiguring a lot under the <i>Land Title Act 1994</i> , if the plan of subdivision necessary for the reconfiguration is:
(a) a building format plan of subdivision that does not subdivide land on or below the surface of the land
(b) for the amalgamation of two or more lots
(c) for the incorporation, under the <i>Body Corporate and Community Management Act 1997</i> , section 41, of a lot with common property for a community titles scheme
(d) for the conversion, under the <i>Body Corporate and Community Management Act 1997</i> , section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme
(e) in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, or land by:
(i) a constructing authority, as defined under that Act, for a purpose set out in parts 1-13 (other than part 10, second dot point) of the Schedule to that Act or
(ii) an authorised electricity entity
(f) for land held by the State, or a statutory body representing the State and the land is being subdivided for a purpose set out in the <i>Acquisition of Land Act 1967</i> , parts 1-13 (other than part 10, second dot point) whether or not the land relates to an acquisition
(h) for the <i>Transport Infrastructure Act 1994</i> , section 240
(i) in relation to the acquisition of land for a water infrastructure facility
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Carrying out operational work associated with a material change of use that is UDA exempt development
Carrying out operational work associated with an approved material change of use
Carrying out operational work that is clearing of vegetation
Carrying out operational work for a satellite dish on a premises, where the satellite dish has no dimension greater than 1.8 metres.

Filling or excavation:

- (a) to a depth of one vertical metre or less from ground level
- (b) where top dressing to a depth of less than 100 vertical millimetres from ground level

Operational work (including maintenance and repair work) if the work is carried out by or on behalf of a public sector entity authorised under a state law to carry out the work.

Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development

All aspects of development a person is directed to carry out under a notice, order or direction made under a state law

All aspects of development for Park

All aspects of development undertaken by the State, or a statutory body representing the State, for the purposes of public housing

All aspects of development for Home based business

All aspects of development for Clinton State School, where located 20 or more metres from the residential zone or the identified potential urban expansion area

All aspects of development for Sales office and display home

All aspects of development for a Utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for the purpose of that undertaking by way of:

- (a) development of any description at or below the surface of the ground
- (b) the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structures or erections required in connection with the station
- (c) the installation or erection of an electricity distribution or supply network (and any components of such a network) which operates at voltages up to and including 33 kilovolts, excluding new substations.

Schedule 2: Definitions

Use definitions

Commercial uses

Sales office and display home

Use of premises, including a caravan or relocatable home structure, used for the 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.

Residential uses/residential

Home based business

Use of house or multiple residential unit for an occupation or business activity as a secondary use where:

- a. the floor area used specifically for the home business does not exceed 50m²
- b. any visitor accommodation does not exceed four visitors
- c. there is no hiring out of materials, goods, appliances or vehicles
- d. there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a house
- e. the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

House

Use of premises for residential purposes where on its own lot, used as one self contained dwelling.

Multiple residential

Use of premises for residential purposes if there are two or more dwelling units on any one lot or on its own lot and may be subject to a community titles scheme. Multiple Residential does not include a house, as defined herein.

Other residential

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 use 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 and caravan park

Use of premises for the parking or location of relocatable homes, caravans, self-contained cabins, tents and similar structures for the purpose of providing residential accommodation.

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

Service, community and other uses

Child care centre

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.

Educational establishment

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

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

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Utility installation

Use of premises for the purpose of providing utility or telecommunication services, which does not fall within the Schedule of Facilities and Areas under the *Telecommunications Act 1997*. The use may include but is not limited to:

- » a telecommunications tower more than 5m in height
- » an equipment shelter of more than 7.5m² in area and 3m in height.

Sport, recreation and entertainment uses

Park

Use of premises by the public for free recreation and enjoyment, but used infrequently for events.

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

Other

Filling or excavation

Operational work for filling or excavating that materially affects premises or their use.

Minor building or demolition work

Means:

- » internal building or demolition work
- » external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- » building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this development scheme.
- » raising a house where the resultant height does not exceed 9m.

Reconfiguring a lot

As defined in the *Sustainable Planning Act 2009*.

Administrative definitions**Affordable housing**

Affordable housing means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households³.

Basement

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

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.

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.

Ground level

The level on a site which precedes development excluding any site works that are subject to a related development approval, unless approved by the ULDA or established as part of a reconfiguration of the land preceding development.

Gross floor area

The total floor area of all storeys of a building, including mezzanines, measured from the 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.

Mezzanine

An intermediate floor within a room.

Noise sensitive use

Means any of the following:

- » House, Multiple residential, Other residential
- » Childcare centre, Community facility, Hospital or Place of assembly
- » Park.

Plan of development

A detailed plan, including graphics, text and tables that collectively accompanies a development application. A Plan of Development details lot layout, the form and density of development, landscape intent and building control requirements.

Plot ratio

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

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 realm

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

Setback

The shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary lot.

Site cover

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

³ Refer to the ULDA Affordable Housing Strategy

Storey

Means 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:

- (i) a space that contains only:
 - » a lift shaft, stairway or meter room
 - » a bathroom, shower room, laundry, toilet or other sanitary compartment
 - » accommodation intended for not more than 3 vehicles
 - » a combination of the above, or
- (ii) 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.



Contact Us

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