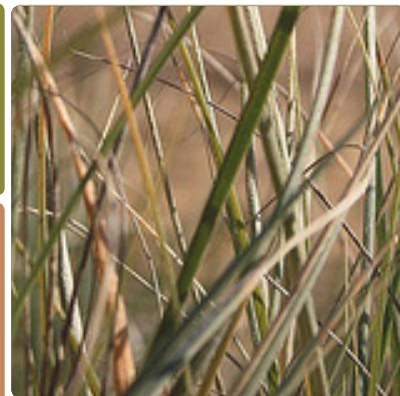
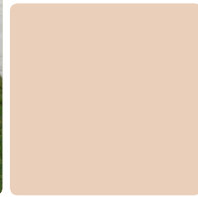
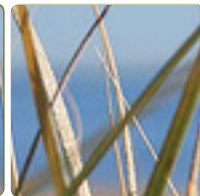
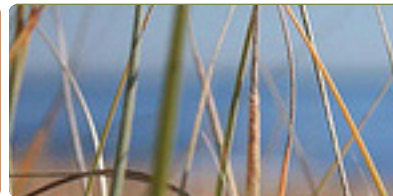
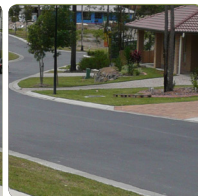
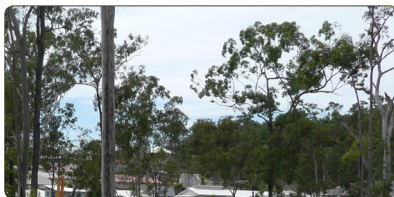
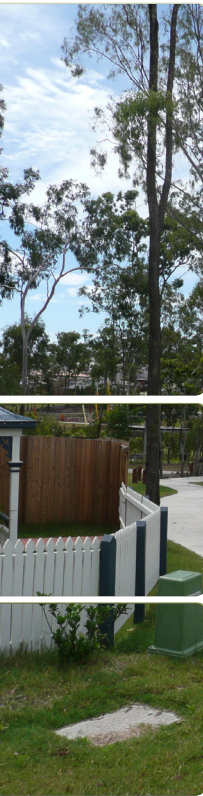




Tannum Sands
Urban Development Area
Interim Land Use Plan

September 2011 (Version 1)



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1.1 Introduction

Tannum Sands Interim Land Use Plan (ILUP) has been prepared pursuant to Section 8 of the *Urban Land Development Authority Act 2007* (the ULDA Act) and applies only to land within the declared Tannum Sands Urban Development Area (UDA) identified in Figure 1.

This ILUP commences on declaration

1.2 Background

The ULDA Act provides for particular parts of the State to be declared as areas called Urban Development Areas (UDAs).

The main purposes of the ULDA Act are to facilitate the following in the urban development areas:

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

The ULDA is a statutory authority under the ULDA Act and is a key element of the Queensland Housing Affordability Strategy.

The ULDA is tasked to plan, carry out, promote or coordinate and control the development of land in declared UDAs.

1.3 Purpose of the ILUP

The purpose of this ILUP is to ensure that the future development opportunities of the UDA, to be expressed in the development scheme, are protected from incompatible land uses and activities while identifying appropriate precincts within which development may progress under the ILUP.

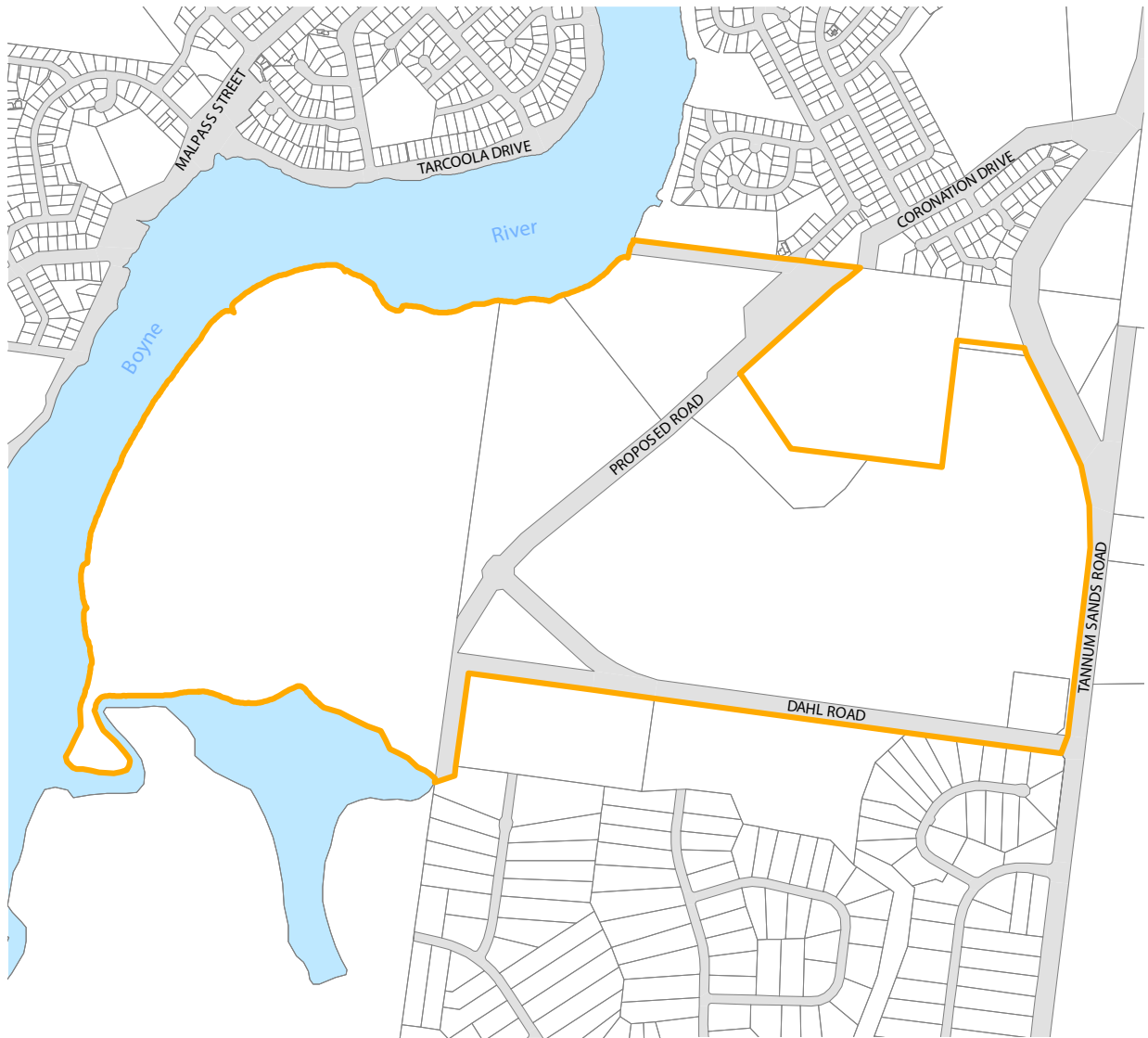
1.4 Relationship with the planning scheme

1. This ILUP prevails to the extent of an inconsistency with any of the following instruments:
 - » a planning instrument
 - » a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act.
2. Unless this ILUP specifically applies a provision of a planning scheme, or a plan, policy or code made under SPA or another Act, the ILUP is inconsistent with the provisions of the planning scheme, plan, policy or code.



1.5 Relationship with other legislation

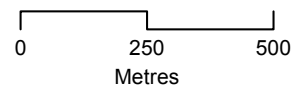
In addition to assessment against the ILUP, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2002* and *Sustainable Planning Act 2009*.

Figure 1: Tannum Sands UDA boundary



Key

-  Tannum Sands UDA Boundary
-  Cadastre



2.1 The Urban Development Area

The Tannum Sands Urban Development Area (UDA) was declared by a regulation, pursuant to Part 2 Division 1 Section 7 of the Urban Land Development Authority Act 2007.

The Tannum Sands UDA is located on the southern growth edge of the existing Tannum Sands township, has an area of approximately 152 hectares and comprises significant areas previously identified by the Gladstone Regional Council as Urban Expansion Areas.

The UDA adjoins the Tannum Sands High School to the North and a rural residential subdivision (Pacific Ranch) to the South along Dahl Road. The lot is bounded by the Tannum Sands Road to the East and the Boyne River to the West.

Housing affordability within the Gladstone Local Government Area has declined between March 2004 and March 2009. Detached houses are the dominant dwelling type within Gladstone. There is a clear absence of smaller housing product in the market. Data shows that only 1.5% of lot registrations within Gladstone are below 450m² compared to other parts of Queensland which are as high as 20%.

In the process of updating their planning scheme, Gladstone Regional Council has identified issues to be addressed such as the need to contain urban sprawl by discouraging inefficient residential development and the need to encourage a wider choice in housing style. Council has identified possible strategies such as requiring a range of lot sizes to be provided in a neighbourhood with the aim of increasing densities and the preparation of assessment criteria for small lot housing.

Development under the Tannum Sands ILUP will demonstrate efficient residential development, encourage a wider choice in housing style and create affordable product.

2.2 Vision for the UDA

Social, economic and ecological path ways connect, grow and serve this creative community where the school is a knowledge hub, a community focus, and centre for activity.

Streets fringe the parks and open spaces, and provide eyes on the street. Road connections create peaceful promenades where children travel safely to and from school.

The Boyne River bends around the community and provides places and a focal point for people to rub shoulders and retreat from the busyness of life, with partners, family, friends.

Green corridors provide shady and easy connections, enabling and encouraging nature, bush walks, and links along river's edge, wetlands and key ridges.

Buildings cluster along green streets or service lanes, with cars, boats, vans, bikes and toys stored securely off-street, behind or under buildings.

Homes are cool and coastal, designed to catch the south-easterly breezes. Homes are accessible and blend in with their bush surroundings.

Indigenous and industry links in the area are respected. The community is a place to call home and an oasis to unwind away from work.



3.1 The elements of the ILUP

This ILUP contains:

- » a vision for the UDA
- » an intent for the identified precinct and
- » development requirements.

The vision and precinct intent identifies the broad planning outcomes for the UDA.

The development requirements state the requirements for carrying out development to achieve the vision and intent for the identified precinct. These requirements apply to all UDA Assessable and Self-assessable development in the UDA. To the extent a requirement is relevant, it must be taken into account in the preparation of a UDA development application and the assessment of the application.

For a development proposal, all development requirements must be achieved to the greatest extent practical, having regard to the extent of the other requirements.

The principles contained in the development requirements:

- » reflect the Government objectives for the UDA
- » seek to achieve for the UDA, the purposes of the ULDA Act and
- » are the basis for the development requirements.

3.2 Precincts

The ILUP precedes and is effective until the gazettal of the Development Scheme for a UDA. The vision, intent and development requirements of the ILUP allow identified precincts to be developed immediately following the declaration of a UDA. Within Tannum Sands UDA, one precinct has been identified. This precinct is shown in Figure 2. This precinct is identified because development:

- » within the precinct is of a scale and nature that can occur without compromising the achievement of the vision for the UDA
- » can be serviced at a reasonable cost
- » will bring on an early supply of land and initiate a supplying of affordable housing to the area
- » will bring on community and employment opportunities within the area.

Land within the UDA not included in a precinct is part of the balance area.

3.3 Levels of assessment

Table 1 of this ILUP identifies whether development within the precinct or the balance area is:-

1. UDA Self-assessable development - Column 1
2. UDA Assessable development (Permissible) - Column 2A (Permissible development)
3. UDA Assessable development (Prohibited) - Column 2B (Prohibited development)

UDA Self-Assessable Development

A UDA development application is not necessary for UDA Self-assessable development complying with the development requirements specified in this ILUP.

UDA Assessable Development (Permissible)

Permissible development requires a UDA development application to be lodged with the ULDA for assessment and decision. Approval is required for permissible development to be undertaken.

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

UDA Assessable Development (Prohibited)

Development mentioned in Table 1 Column 3B is UDA Assessable development (Prohibited) and may not be carried out in the UDA.

UDA Exempt Development

Development included in Schedule 1 is UDA Exempt development meaning that a UDA development approval is not necessary prior to carrying out the use or works.

3.4 Development consistent with the ILUP

A UDA development approval cannot be granted if the development would be inconsistent with this ILUP.

UDA Self-assessable development which complies with the applicable development requirements is consistent with this ILUP.

Permissible development is consistent with this ILUP where:

1. the development complies with the applicable development requirements or
2. the development does not comply with the applicable development requirements but there are sufficient grounds to justify the approval of the development despite the non-compliance with the applicable development requirements.

Otherwise, the Permissible development is inconsistent with this ILUP and must be refused.

UDA Assessable development (Prohibited) is UDA Assessable development that is inconsistent with the ILUP.

3.5 Public notification of UDA development application

Public notice, as per the requirements of section 54 of the ULDA Act, is required for all applications for UDA Assessable development - Permissible.

4.1 Precinct 1

Precinct 1 includes land in close proximity to the Tannum Sands High School and involves an extension of the existing constructed Coronation Drive. Development will comprise both houses and small scale multi-unit dwellings (Multiple residential) on traditional and smaller lots, without adversely impacting on environmental values.

Precinct 1 will also contain open space areas for recreation and stormwater mitigation. Development in Precinct 1 will ensure an appropriate interface with Tannum Sands High School.

A Plan of Development will demonstrate how the UDA principles and development requirements will be met. The community will have an opportunity to comment on the Plan of Development when it is publicly notified.

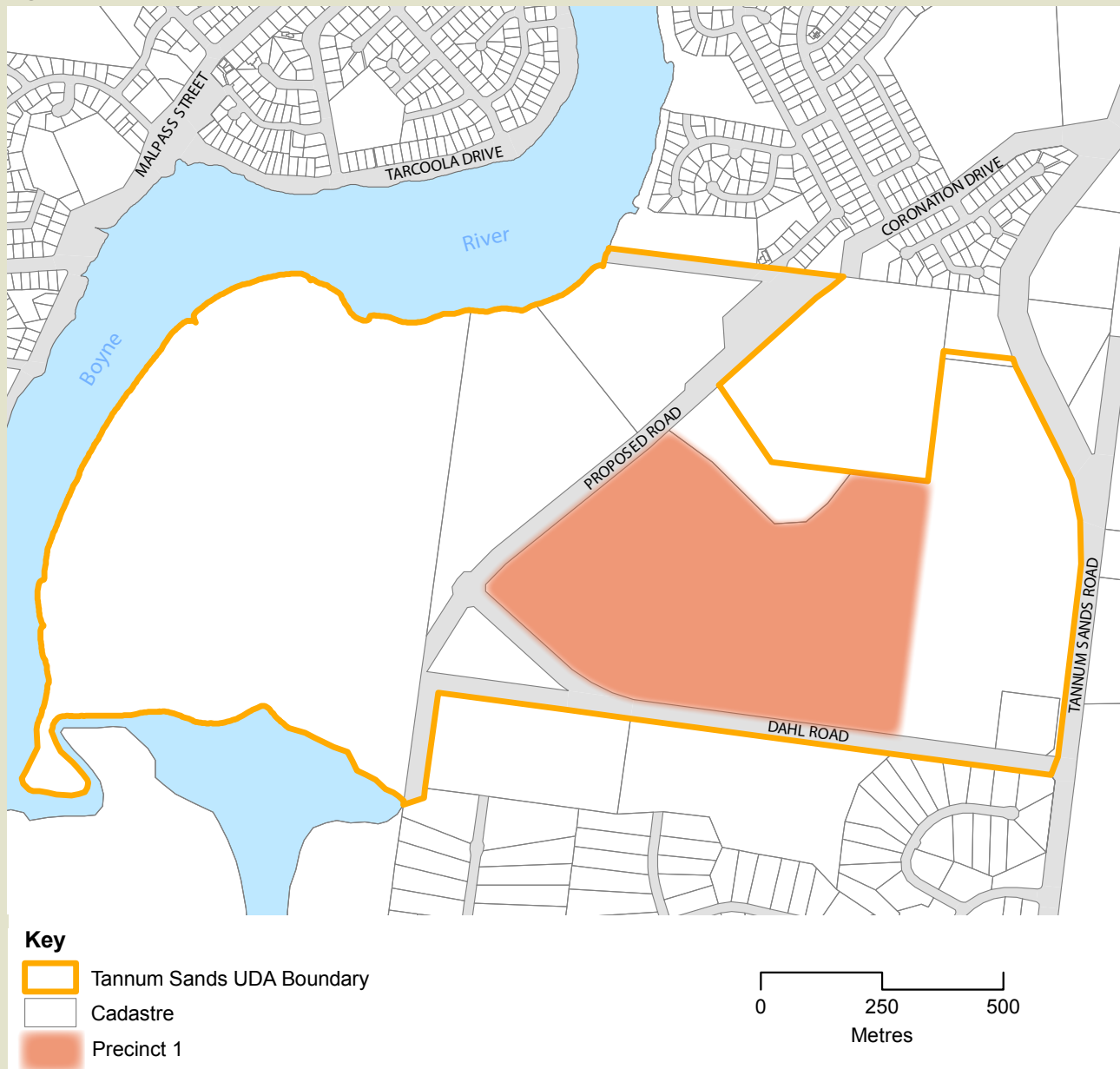
4.2 Balance area

The balance area comprises the part of the UDA which is not included in Precinct 1. This area requires further investigation of a number of issues including, for example, confirmation of the extent of wetlands and flooding in relation to the Boyne River.

These investigations will be undertaken as part of the preparation of the development scheme. In the interim, all development in the balance area (unless identified in Schedule 1) is prohibited.

Existing uses will however, continue to operate within the Balance area.

Figure 2: Precincts and Balance Area



The UDA development requirements relate to:

- » Neighbourhoods
- » Centres
- » Transport, access and parking
- » Environment and sustainable development.

For more detail regarding how to comply with the specific development requirements listed below refer to relevant strategies and guidelines issued by the ULDA and available from the ULDA website www.ulda.qld.gov.au.

5.1 Neighbourhoods

Development delivers neighbourhoods that:

- » are compact and walkable. Neighbourhoods comprise the area within a 5 minute walk (400 metre radius) of a community focal point. A cluster of neighbourhoods supports a neighbourhood centre
- » 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 and views, and use natural features, such as ridges and waterways, or man made features such as parklands to provide local identity and character
- » have a centrally located focal point which must comprise of at least a local park but which can also include a public transport stop, community facility, local shop or similar
- » are interconnected and provide good access to public transport, parks, schools and other community facilities and neighbourhood centres
- » provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas
- » residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment
- » are designed to promote optimum solar access and use of prevailing breezes
- » may be of an urban or suburban nature distinguished by residential density.

5.2 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
- » provides a range of affordable housing for households on low to moderate incomes -provides accessible housing to cater for changing household needs
- » 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.

5.3 Movement network

Development contributes to:

- » connected communities with efficient and affordable access
- » an effective, efficient and integrated movement network that provides a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport particularly for local trips
- » a road network that has a functional hierarchy, provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas
- » a comprehensive active transport (walking and cycling) network based around major active transport spines, supplemented with local links and a safe and permeable street network within neighbourhoods. The active transport network provides safe and direct links to key destinations including centres, parks and schools.

5.4 Community greenspace network

Development contributes to natural green space areas by:

- » retaining locally significant remnant vegetation and habitat for fauna
- » protecting important landscape and visual quality values
- » enhancing wetland communities
- » providing ecological corridors and linkages, including to areas outside the neighbourhood or community.

Development delivers parks that:

- » contribute to the achievement of a network of greenspace 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
- » retain as much existing significant vegetation as possible
- » are shaped and embellished to suit their anticipated use
- » support the community's recreational needs and provide opportunities for community and special events.

5.5 Community facilities

Development facilitates the delivery of:

- » sustainable communities with a strong community identity and access to community facilities and services that meet diverse needs, maximise potential for community development and enhance community wellbeing
- » a range of community facilities and services that are accessible and appropriate to the needs of the community.

5.6 Natural and cultural values

Development responds to the constraints of the land and delivers:

- » protection of significant environmental and ecological values
- » minimal emissions to land, water and atmosphere
- » protection of culturally significant places and items
- » efficient use of land and resources.

The design, siting and layout of development:

- » avoids, minimises and/or offsets development impacts on areas of biodiversity value
- » maintains or improves ecological connectivity in the local urban context
- » incorporates landscaping with endemic species that contributes to bushland character, flora and fauna habitat, and fauna movement
- » respects cultural heritage
- » minimises adverse impacts on natural landforms and the visual amenity of the site
- » maintains or improves the ecological health and environmental values of surface and groundwater in and adjacent to the UDA where practicable

- » maintains or improves the functioning and characteristics of the hydrological network (including surface and groundwater) and generally maintains the natural flow regime
- » incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater
- » applies best practice sediment and erosion control techniques
- » ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices
- » manages air quality, noise and hazardous materials according to current standards
- » promotes innovative and efficient use of energy and water
- » maximises recycling opportunities and reduces waste generation.

5.7 Community safety and development constraints

Development ensures that people and property are safe from potential hazards including acid sulfate soils¹, flooding and predicted effects of climate change.

To ensure protection from flooding and appropriate flood management development achieves an acceptable level of flood immunity².

Impacts of noise and dust from transport corridors are managed and minimised.

¹ For information on how to address potential acid sulfate soils, refer to State Planning Policy 2/02 *Planning and management of development involving acid sulfate soils* and the associated guideline.

² For information on how to address potential flooding, 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,
- » relevant ULDA guidelines
- » Calliope Shire Planning Scheme 2007, Flood Inundation Management Overlay, Series 7, Sheet number 33, for Flood Risk Line.

5.8 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, electricity and telecommunications)
- » designed to allow for future developments in information technology and providing access to technology in neighbourhood facilities
- » located and designed to maximise efficiency and ease of maintenance.

5.9 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.

Level of assessment tables

Column 1 UDA self assessable development	Column 2 – UDA assessable development	
	Column 2A Permissible development	Column 2B Prohibited development
In Precinct 1		
Development, except development mentioned in Schedule 1, that is an Environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i> .	All other development, that is: <ol style="list-style-type: none"> 1. not mentioned in Schedule 1 2. not mentioned in Columns 1 or 2B, or 3. not defined in Schedule 2. 	Development for: <ol style="list-style-type: none"> 1. Extractive industry 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry.

Under Section 58 of the ULDA Act, the ULDA may impose conditions relating to infrastructure, and the payment of contributions or the surrender of land for infrastructure for any development area.

Infrastructure charges will be based on Gladstone Regional Council's *Adopted Infrastructure Charges Resolution (No. 1) - 2011, Former Calliope Shire Local Government Area, Amended: 2 August 2011*. These charges will be indexed each financial year by the three year rolling average of the Queensland Roads and Bridges Index.

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

State expenditure for investment in infrastructure will be subject to consideration through normal budgetary processes and will be part of an approved State agency capital works program.

Schedule 1: Exempt development

Development prescribed in Schedule 4 of the *Sustainable Planning Regulation 2009*, other than Table 2, item 2 and Table 5, item 14.

Building work
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.
Material change of use of premises
Making a material change of use of premises for a Park.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
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: <ul style="list-style-type: none"> a. not exceeding 50m³ 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 for Development for a precinct.
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 the decontamination of land.
Carrying out operational work that is clearing of vegetation: <ul style="list-style-type: none"> a. other than Significant vegetation, or b. Significant Vegetation where <ul style="list-style-type: none"> » the clearing is consistent with an approved Plan of Development » 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: <ul style="list-style-type: none"> » do not exceed 5m² for commercial, industrial, recreational or entertainment use » are attached to front fence or facade of main building » do not project more than 150mm from front facade or front fence » are not illuminated » contain name of business or operator, use on premises, contact details or name and address of building » comprise no more than two signs.
Operational work
Carrying out plumbing or drainage work.
Carrying out operational work for the purposes of constructing a road in association with development in a precinct.
All aspects of development
Development for a Home based business.
Development consistent with an approved Plan of Development.

Schedule 2: Definitions

Use Definitions

Commercial

Business

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

Medical centre

Means the use of premises for the medical care and treatment of persons not resident on the site. The term includes medical centre, dental clinics, pathology labs, naturopath clinics, chiropractic clinics, natural medicine practices, counselling rooms, psychiatric and psychological consulting rooms, premises used for nursing services and the like. The term does not include home based businesses, hospitals, retirement villages or aged care facilities.

Sales office and display home

Means the use of premises (including a caravan or relocatable home structure) 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.

Industrial

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 which have significant off-site impacts such as air and noise emissions. Examples include asphalt manufacturing, boiler making, brewery, engineering works, glass or glass fibre making and timber mills.

Low impact industry

Means the use of premises for industrial activities which have minimal impacts on non-industrial uses and where impacts such as noise and air emissions are able to be readily mitigated. Examples include small engine repair workshop and vehicle workshop.

Noxious and hazardous

Means the use of premises for industrial activities that have extreme adverse impacts on other land uses. These impacts include air, noise and water emissions, the potential for fire, explosions and toxic releases.

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 components. Examples include aeronautical engineering, computer component manufacturing, medical laboratories.

Service industry

Means the use of premises for industrial activities where manufactured goods are sold or repaired or commercial services are provided.

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

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 50m²
- » 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 house
- » 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 and the setback is the same as, or greater than, buildings on adjoining properties.

House

Means a residential use of premises containing one primary dwelling. The term includes a secondary dwelling.

Secondary dwelling means a self contained dwelling unit, with an area no greater than 60m², used for residential purposes where located in conjunction with a primary dwelling on the one lot.

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.

Retail**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.

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.

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).³

³ The intended size of a neighbourhood centre is expressed for a particular precinct in the precinct intent.

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 to the public. The term includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. It also includes hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies. The term does not include the types of repairs as separately defined by light industry.

Shopping centre

Means the use of premises for display, sale or hire of goods comprising two or more individual tenancies, comprising primarily shops and which function as an integrated complex.

Showroom

Means the use of premises for the display and sale of goods primarily of a bulky nature and of a similar or related product line. The term also includes storage.

Rural**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
- » breeding, keeping, rearing, training, boarding or stabling of animals.

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.

Service, community and other**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.

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 human corpses after death. 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 facility. 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 for services which respond to community need in an emergency.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

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 the medical or surgical care or treatment of persons accommodated on the premises to receive this care or treatment.

The use includes care or treatment of persons such as emergency patients or out-patients not residing on the premises

Place of assembly

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

Utility installation

Means the use of premises for the purpose of providing utility or telecommunications services,

which does not fall within the Schedule of Facilities and Areas under the *Telecommunications Act 1997*. The term 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**Indoor entertainment**

Means the use of premises for sport, physical exercise, recreation and public entertainment predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres, cinema, nightclub, adult entertainment theatre and hotel.

Outdoor sport and recreation

Means the use of premises for any sporting or recreational activity, or other leisure past time, which is conducted wholly or mainly outside of a building.

The term includes such typical premises 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, but used infrequently for events.

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

A park does not include pest vegetation as listed by state or local government.

Tourism**Tourist attraction**

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

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 park.

Other definitions

Advertising Device

As defined in the *Sustainable Planning Act 2009*.

Filling or excavation

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

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 ILUP
- » raising a house where the resultant height does not exceed 9m.

Operation work

As defined in the *Sustainable Planning Act 2009*.

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 households.⁴

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 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.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

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

Dispersive Soils

Are clay rich soils that have a high concentration of sodium or magnesium ions in the clay fraction. When these soils come into contact with water, they may become unstable and disperse. Also known as 'sodic' soils. Dispersion in the surface soil leads to crusting and surface sealing, dispersion in the subsoil accelerates erosion and may lead to the formation of gullies and tunnels.

Dwelling unit

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*.

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.

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.

Grounds

Grounds means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- » superior design outcomes and
- » overwhelming community need.

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

Mezzanine

An intermediate floor within a room.

Net residential density

As defined in ULDA guideline no. 01 Residential 30.

⁴ Refer to the ULDA Affordable Housing Strategy.

Park Network

An integrated greenspace network including both active and passive recreation, linear/riparian corridors, parks and private and public sporting recreation facilities.

Planning scheme

The planning scheme for Gladstone Regional Council as at the date of this ILUP.

Plan of Development

Means :

- » a detailed plan as described in ULDA guideline no. 01 Residential 30 or
- » 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.

Premises

As defined in the *Sustainable Planning Act 2009*.

Private open space

An outdoor area for the exclusive use of occupants.

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 boulevards.

Relevant Zone

Refers to the zone in which the land is located under the planning scheme.

Saline Soils

Are soils which have soluble salts in soil or water in sufficient concentrations to potentially impact on the built or natural environment. Impacts may include damage to high value assets such as roads or buildings or reduced plant growth or death.

Setback

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

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
- » 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 zone⁵.

Site cover

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

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, or
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.

⁵ 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.

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