



Tannum Sands
Urban Development Area
Development Scheme

Tannum Sands Urban Development Area Proposed 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 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 Tannum Sands Urban Development Area (UDA) was declared by regulation on 9 September 2011.

1.3 Application of the development scheme

The Tannum Sands 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 Tannum Sands UDA 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, state agencies, the Tannum Sands State High School, Boyne Smelters, the Port Curtis Coral Coast People and Ergon Energy.

2.1 Location

The Tannum Sands UDA is located on the southern growth edge of the existing Tannum Sands township. It has an area of approximately 170 hectares and comprises significant areas previously identified by the Gladstone Regional Council as Urban Expansion Areas.

The UDA adjoins the Tannum Sands State High School to the north and a rural residential subdivision (Pacific Ranch) to the south along Dahl Road. The lot is bounded by Tannum Sands Road to the east and the Boyne River to the west.

Map 1: Tannum Sands Urban Development Area boundary



2.2 Vision

2.2.1 Vision statement

Tannum Sands UDA will be a new neighbourhood providing over 1500 homes for more than 3000 people.

The vision for Tannum Sands UDA is expressed through four key themes:

A vibrant community

Residents will live in a neighbourhood which has a discernible identity and sense of place, and is designed around a community hub including the Tannum Sands State High School, green space and parks, a neighbourhood centre and other community facilities.

An inclusive community

The Tannum Sands UDA will provide a diversity of housing, including affordable and accessible housing to cater for the broad demographic mix attracted to the area and changes in lifestyle as the community matures.

The community hub will cater for a variety of activities and interests, providing opportunities for life-long learning and recreation, promoting health and safety and meeting the needs of the future Tannum Sands UDA community.

People will have a multitude of opportunities for social interaction in the community hub, neighbourhood centre and parks that provide the focus for communities throughout Tannum Sands UDA.

An accessible community

Tannum Sands UDA will be a compact, well planned community with higher density residential development within and adjacent to the neighbourhood centre and in key locations next to the Boyne River.

Tannum Sands UDA is designed for walking and cycling. It will have a network of pedestrian and cycle paths built around the major street network, community greenspace network and walkable streets.

The street network will provide convenient movement for residents between their homes, employment, recreation, leisure, retail and community facilities including provision for public transport routes through the community.

A sustainable community

Development will respect the natural topography and biodiversity values of the area. The gentle natural slope of the land facilitates the delivery of urban development without major changes to natural contours.

Water quality management and water sensitive design practices will protect waterways and tributaries of the Boyne River. Sections of the creek system will be rehabilitated.

Development will respect areas of ecological significance through development setbacks, buffering and where appropriate, reinstated connectivity to provide local ecological linkages and wildlife corridors.

Areas of ecological significance and watercourses including the Boyne River, will provide opportunities to deliver amenity and open space to the community.

Buildings and other development will respond positively to the key environmental issues of climate change, healthy waterways and waste management and take advantage of attractive views and vistas.

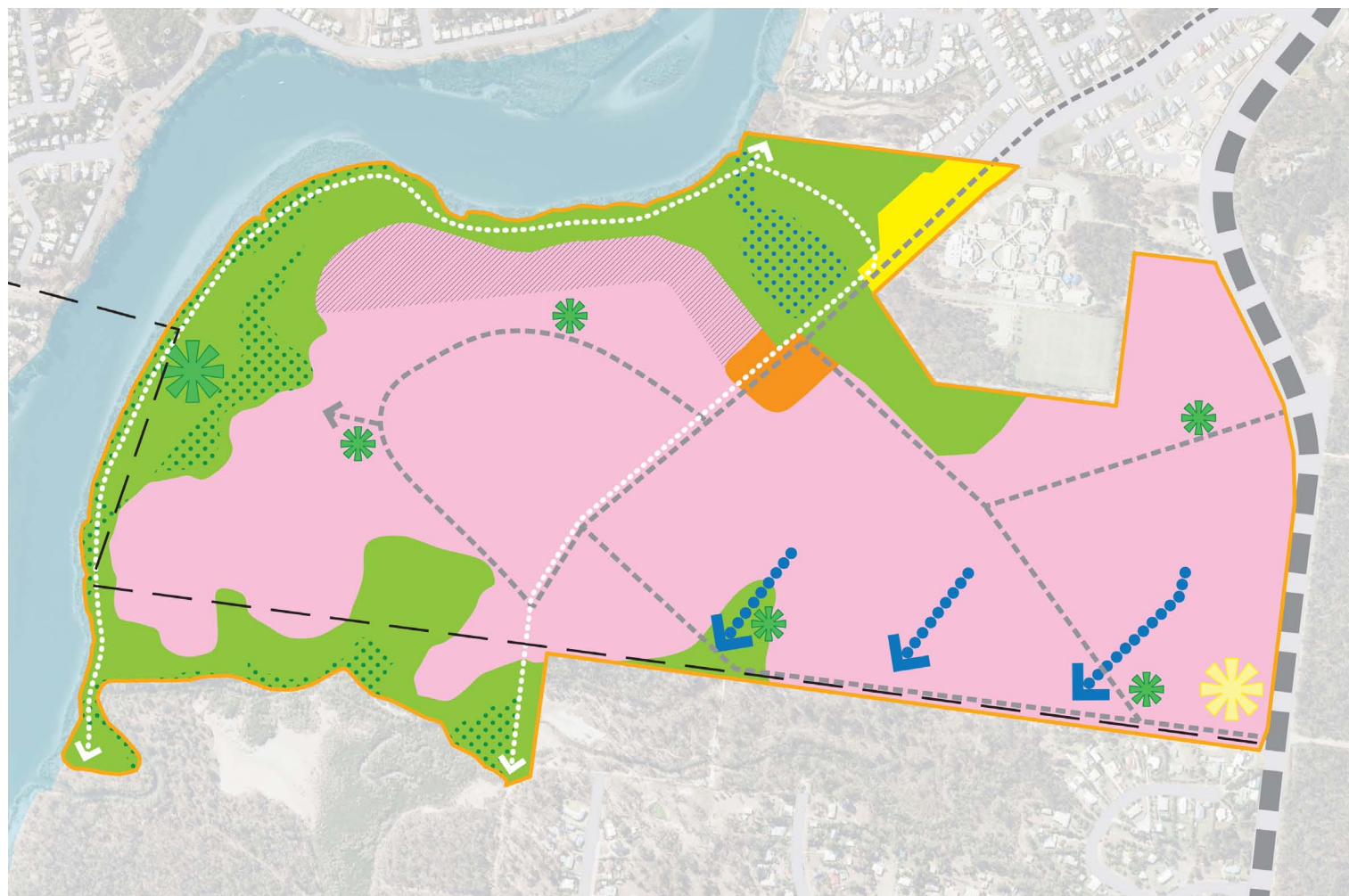
Utilities and services are provided in an efficient and environmentally sustainable manner in accordance with industry best practice.

2.2.2 Structural elements

The Structural elements are identified in Map 2 - Structure and zoning plan. The Structural elements seek to show how the vision will be physically expressed in the UDA. Development within the UDA should support the delivery of the following elements:

- » extend Coronation Drive south to establish a central spine which links to Dahl Road and onto Tannum Sands Road
- » ensure the extension of Coronation Drive addresses connectivity, traffic movements and safety for people accessing the UDA and Tannum Sands State High School and creates a connection to Dahl Road to support effective north-south travel
- » in addition to Dahl Road, provide for an alternative connector street access option off Tannum Sands Road
- » deliver a street connection from Coronation Drive through to the proposed district recreation park, providing access to the Boyne River
- » create opportunities for recreation and access to the Boyne River including delivery of a district recreation park, visible and accessible from a new street connection from Coronation Drive
- » extend Turtle Way pedestrian and cycle linkage along the Boyne River and integrate within park design ensuring robust access opportunities are promoted
- » retain watercourses, ensure appropriate buffers are established and areas of ecological significance are protected
- » promote opportunities to activate the wetland area and create pedestrian and cycle connections from the school to Turtle Way and the Boyne River
- » promote pedestrian/cycle connections along the extension of Coronation Drive, which also allows for connections south of the UDA
- » promote evenly distributed, well-connected and accessible neighbourhood and local recreation parks, creating a usable public open space network within easy walking and cycling distance of every residence
- » allow for medium density residential to occur in areas near to the amenity of the Boyne River and extending from the Mixed use zone
- » preserve the potential for an Ergon substation to be delivered over the area of land where there is an existing Ergon lease
- » provide for a potential 66kVA powerline to be delivered from a potential substation at the corner of Tannum Sands Road and Dahl Road to the Boyne River. The route will need to demonstrate that impacts to the community and development are minimised. Map 2 shows the preferred route.

Map 2 - Structure and zoning plan



Legend

UDA boundary

Zones

Residential zone

Mixed use zone

Open space zone

Special purpose zone

Structural Elements

Potential Medium Density Residential (up to 5 storeys in height)

Area of ecological significance

Wetlands

Waterway corridors

Indicative district recreation park

Indicative neighbourhood recreation park

Indicative pedestrian/cycle network

Indicative vehicle network

Tannum Sands Road

Preferred route for potential 66 kVA powerline easement

Potential Ergon substation

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

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).

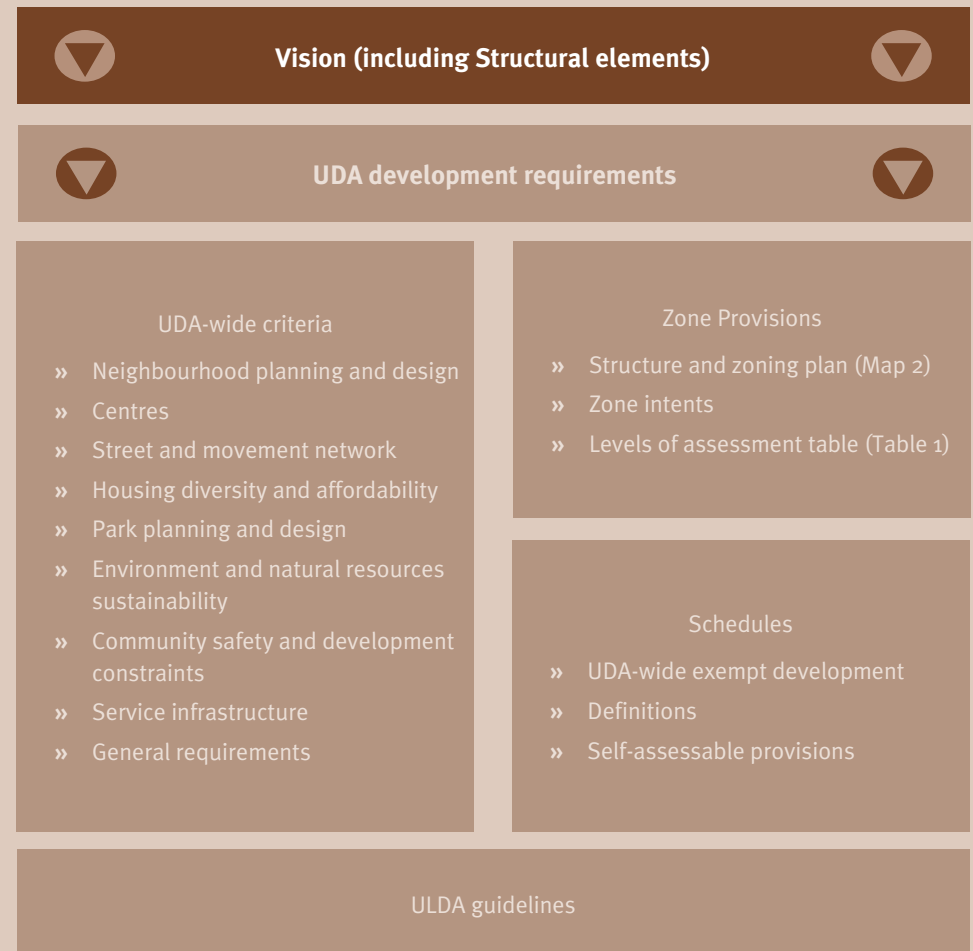
3.1.4 Schedules

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 development is as defined in 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 can not 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 and self-assessable development in the Tannum Sands 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 which are available on the ULDA website www.ulda.qld.gov.au.

3.3.1 Neighbourhood planning and 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 and mixed 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
- » achieves an appropriate 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
- » provides parks that cater for a variety of functions and experiences and are safe and accessible for users
- » locates services and utilities to maximise efficiency and ease of maintenance
- » delivers building height and density for residential uses which are generally up to three storeys in height and 30 dwellings per hectare. However in Medium density residential areas immediately adjoining the Boyne River as shown on Map 2 - Structure and zoning plan, building heights of up to five stories and densities up to 150 dwellings per hectare are appropriate
- » any Medium density residential development should respect the slope of the land and minimise visual impacts of development
- » ensures development in all zones provides an appropriate interface with

areas of ecological significance.

The public realm of civic spaces, parks, plazas, footpaths, urban streets and other shared community spaces, notably in and around the community hub in the Mixed use zone and community facilities in the Special purpose zone, are clearly delineated from, but integrated with, the private realm and comprise:

- » a sense of place reflecting the character of the location
- » material and plant selection appropriate to the location and relevant to the sense of place
- » shade trees along streets and within public and private spaces
- » an appropriate climate-based orientation and design, ensuring shade is provided, breezes are captured and optimal use is made of natural light
- » setbacks for the movement of pedestrians and standing areas for public transport stops
- » at ground level, buildings designed to integrate shopping, dining and other outdoor activities and continuous awnings to provide protection from the rain and sun and integrated with street plantings
- » opportunities for informal and formal play, meeting and gathering
- » opportunities to highlight local history, landmarks and culture through public information and artwork

- » where possible, balconies to enable surveillance and overlooking of public spaces and places.

3.3.2 Centres

The UDA delivers a community hub that:

- » incorporates Mixed use, Special purpose and Open space zones and provides for appropriate integration between these uses and the existing Tannum Sands State High School
- » is the focal point of the community, supporting the delivery of new commercial, retail, medium-density residential, community and small scale mixed uses which relate to adjoining park areas and is focused around the existing Tannum Sands State High School
- » provides a wide range of opportunities for recreation, including community events that bring people together
- » responds to local site characteristics, settings, landmarks and views and uses natural features to provide specific identity and character
- » is an active place characterised by a high quality public realm and safe, attractive pedestrian areas
- » provides for mixed use outcomes with a range of services and activities to meet day to day needs of the community
- » contains commercial, retail and other uses which require high levels of accessibility
- » accommodates a higher density of development, including residential development
- » encourages residential shop-top housing above Business and Retail uses close to the main connector streets.
- » gives priority for walking and cycling networks and provides for a future public transport stop
- » provides for public pedestrian and cyclist access through to the Boyne River and Turtle Way
- » integrates with areas that offer open space opportunities and provides an appropriate interface with areas of ecological significance
- » positions buildings to address the main connector streets and provide opportunities for surveillance over nearby pedestrian and cycleways, reserves and parks
- » where possible, supports access and use by the Tannum Sands State High School as well as the wider community
- » is adequately buffered from adjoining existing residents
- » retains existing trees and natural features where possible.

Building heights and densities in the centre are:

- » for the Mixed use zone, generally 3 storeys and 150 dwellings per hectare
- » for the Special purpose zone no more than 2 storeys in height.

3.3.3 Street and movement network

The UDA delivers:

- » efficient and safe street and state controlled road networks for all users
- » safe and accessible pedestrian and cyclist movement
- » 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 safe and pleasant movement networks for pedestrians, cyclists and vehicles 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 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

- » 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 routes¹ are constructed to a standard appropriate to accommodate these services, including footpaths and pavements
- » ensures the extension of Coronation Drive addresses connectivity, traffic movements and safety for people accessing the UDA and Tannum Sands State High School and the safety and efficiency of the state controlled road
- » any extension of Coronation Drive to service development in the UDA will trigger a review and possible upgrade of the pick up/drop off arrangements to ensure safe and efficient access to the Tannum Sands State High School²
- » ensures school access is well integrated with any new facilities constructed in the Special purpose zone and respects existing nature of local streets such as Driftwood Street, while allowing

¹ Refer to *Cardno Eppell Olsen Tannum Sands UDA Transport Masterplanning Report, November 2011*
² Refer to *Cardno Eppell Olsen Tannum Sands UDA Transport Masterplanning Report, November 2011*; and *Cardno Eppell Olsen Tannum Sand UDA Design Note: Potential timing for upgrade works on Coronation Drive, January 2012*

for appropriate pedestrian and cyclist connections

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

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 expected³.

3.3.4 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.

3.3.5 Park planning and design

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
- » retains existing mature trees, where possible, in parks and other open space areas
- » 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.

3.3.6 Environment and natural resources sustainability

The UDA delivers:

- » minimal emissions to land, water and atmosphere
- » efficient use of land and resources
- » protection of amenity, ecological values and natural systems⁴.

The design, siting and layout of development:

- » minimises adverse impact on the environmental values of the receiving waters and appropriately manages stormwater⁵
- » respects cultural heritage values
- » minimises adverse impacts on natural landforms and visual amenity of the site
- » protects areas of ecological significance where proven by groundtruthing to be viable
- » retains significant vegetation where possible within parks, along streets and

within development sites

- » ensures that all land and groundwater will be fit for its intended use in accordance with accepted standards and practices
- » maintains or enhances mangrove habitat within the bed and banks of the Boyne River
- » incorporates leading energy efficiency⁶ 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
- » incorporates landscaping that contributes to flora and fauna habitat and fauna movement, with street trees selected from species native and/or endemic to the Tannum Sands UDA
- » demonstrates consistency with current best practice for the identification and management of acid sulfate soils
- » appropriately manages mosquito breeding areas
- » minimises adverse impacts on amenity during construction.

⁴ Refer to the Queensland Coastal Plan.
⁵ 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.

⁶ 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 Refer to the relevant ULDA Guidelines.

3.3.7 Community safety and development constraints

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

- » acid sulfate soils⁷,
- » flooding, bushfire and landslide⁸ and
- » predicted effects of climate change.

Impacts of noise and dust from transport corridors are managed and minimised⁹.

3.3.8 Service infrastructure

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

Development ensures infrastructure and services are:

- 7 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.
- 8 For information on how to address potential flooding, bushfire and landslide risk, 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
 - » relevant ULDA guidelines
 - » Calliope Shire Planning Scheme 2007, Flood Inundation Management Overlay, Series 7, Sheet number 33, for Flood Risk Line subject to outcomes of the Queensland Floods Commission of Inquiry 2011.
- 9 For information on how to address impacts from transport corridors, refer to Queensland Planning Provision, MP 4.4 Buildings in a Transport Noise Corridor.

- » 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 and community facilities
- » located and designed to maximise efficiency and ease of maintenance
- » located and designed to ensure appropriate interface between development and a potential 66kVA powerline and substation.

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.

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 scheme¹⁰.

- » 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 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.

¹⁰ Refer to relevant Gladstone Regional Council planning provisions.

3.4 Zone provisions

The Tannum Sands UDA is divided into four zones. The location and boundaries of the zones are shown on Map 2 - Structure and zoning plan.

3.4.1 Residential zone intent

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. school, electricity substation) 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 uses in the Mixed use zone or nearby centres.

A variety of parks will be provided within the zone, including local and neighbourhood recreation parks as shown on Map 2. Existing trees and other natural vegetation will be retained where possible within all parks in the zone.

Residential development adjacent to Areas of Ecological Significance, Wetlands or

Waterway corridors will provide reasonable levels of protection through appropriate development design.

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

3.4.2 Mixed use zone intent

The Mixed use zone caters for a range of Business, Retail, Residential, Service and Community uses.

The Mixed use zone provides for a neighbourhood centre as shown in Map 2.

Uses in the neighbourhood centre will generally cater for the needs of the immediate community, will not undermine the viability of uses in nearby centres, and will where possible support nearby community facilities and services such as the Tannum Sands State High School.

3.4.3 Open space zone intent

The Open space zone includes a range of publicly accessible outdoor recreation spaces and uses such as a possible district recreation park and other parks and pedestrian pathways and cycleways, including the possible extension of Turtle Way.

The Open space zone also includes areas of ecological significance including a significant wetland and areas of endangered vegetation which will be determined and protected as urban development occurs.

It is also intended that the Open space zone provide for the possibility of constructing structures such as boat ramps, boardwalks and pathways where located and designed to avoid adverse impacts on areas of ecological significance, including the marine environment. 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 such as a boat shed and associated off-street parking.

3.4.4 Special purpose zone intent

The Special purpose zone is primarily intended for Service and Community uses such as a community centre and child care centre as part of a community hub otherwise comprising the Tannum Sands State High School, the neighbourhood centre in the Mixed use zone, and adjoining areas in the Open space zone.

The Special purpose zone extends over parts of existing road reserve, the boundaries and use of which may change subject to detailed site investigations and Native Title.

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 150m²</div><div>(iv) material change of use, where not involving building work (other than minor building work) or operational work, for a use other than Car park, where any existing use and the proposed use are both included in either the Commercial use or Retail use categories in Schedule 2 where complying with the parking rate in the planning scheme</div><div>(v) material change of use if in accordance with an approved Plan of Development (PoD)</div><div>(vi) 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 400m² or more</div><div>(b) the lot frontage is 12.5 metres or more</div><div>(c) it complies with the applicable self assessable provisions in Schedule 3.</div></div></div>	<div>All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 3B.</div>	<div>Development for:</div> <div>1. Extractive industry</div> <div>2. High impact industry</div> <div>3. Medium impact industry</div> <div>4. Noxious and hazardous industry.</div>	

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 Mixed use zone				
1. An environmentally relevant activity if: (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. 2. Development specified in Schedule 1 except if the land is on the Environmental Management Register.		Nil	All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 3B.	Development for: 1. Extractive industry 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry.
In the Open space zone				
1. An environmentally relevant activity if: (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. 2. Development specified in Schedule 1 except if the land is on the Environmental Management Register.		Nil	1. Operational work 2. Development for: » Emergency Services » Outdoor sport and recreation » Park » Telecommunication facility » Tourist attraction » Utility installation.	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 Special purpose 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>	Nil	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 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry.</div>	
2. Development specified in Schedule 1 except if the land is on the Environmental Management Register.				

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:

- » parks
- » walking and cycling tracks
- » 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 in force at the time of declaration of the UDA.

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 the Department of transport and Main Roads (DTMR). In some cases, developers will be required to contribute towards the state controlled road associated upgrades.

Listed below is infrastructure currently identified for the Tannum Sands UDA

Infrastructure	Description of works
Parks	New local and neighbourhood recreation parks.
	New district recreation park in Boyne River esplanade to the west of the UDA.
	New Boyne River esplanade.
	Enhancement of existing environmental reserves, including new walking and cycling tracks.
Walking and cycling tracks	Connection from the existing pedestrian path/cycleway (Turtle Way) in Tannum Sands, with a new pedestrian path/ cycleway along the Boyne River esplanade to the southern boundary of the UDA.
	Connection from the existing pedestrian path/cycleway (Turtle Way) in Tannum Sands, with a new pedestrian path/ cycleway to and along Coronation Drive to the southern boundary of the UDA.
	New walking and cycling tracks through environmental reserves.
Roads and streets	Upgrading of pick up/drop off arrangements to Tannum Sands State High School in Coronation Drive, where required from an extension of Coronation Drive to service development in the UDA. The cost of these works will be funded by development within the UDA.
	Second entry, setdown and parking area to the east of the Tannum Sands State High School.
	Upgrading of the Tannum Sands Road and Dahl Road intersection including turning lanes.
	Construction of Dahl Road to connect into the street network in the UDA.
	Upgrading and construction of Coronation Drive to connect into the street network in the UDA.
Water supply and sewerage	New roads and streets including new connector street to Tannum Sands Road in north east of the UDA, to service the community in the UDA.
	Water and sewerage services for the development that connect 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 Tannum Sands 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 Tannum Sands UDA community.

This strategy focuses on:

1. Housing affordability - 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"> » work with developers to produce suitable housing designs to meet defined price points » monitor dwelling prices and amount of accessible housing produced » include in landowner development agreements: <ul style="list-style-type: none"> » provisions requiring the land owner deliver housing to achieve nominated price points and accessibility targets where the monitoring process indicates targets are not being achieved » where subsidy is required to achieve these price points, additional provisions will be required to ensure the retention of the affordability over time. 	<p>Greater than 30 per cent housing that is affordable for key workers and first home buyers in accordance with the income targets in the ULDA Housing Strategy (including 5 per cent social housing).</p> <p>Greater than 10 per cent accessible housing.</p>
<p>The ULDA will work with the Department of Communities, 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>	

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 minimization of adverse impacts on ecological processes and natural systems. The infrastructure plan identifies the key infrastructure required with standards set by the applicable guideline.

This element of the implementation strategy will be critical to achieve continuous improvement in all aspects of ecological sustainability as technology and community needs change during the life of the UDA.

There are aspirations for a growing community that cannot be achieved by the land use or infrastructure plans alone. This element of the implementation strategy is critical to achieve innovation and continuous improvement in ecological sustainability.

ULDA actions	Stretch targets
<p>The ULDA will work with landowners, councils, government agencies, utility providers and other organisations to develop:</p> <p>Strategies for:</p> <ul style="list-style-type: none"> » community education to promote the protection and enhancement of the natural environment » demand optimisation for water and energy efficiency and demand management strategies, including builder education » reducing, recycling and reusing demolition, construction and household waste » addressing urban heat island effect to ensure urban amenity and lower energy use in dwellings and buildings. <p>Demonstration projects to:</p> <ul style="list-style-type: none"> » deliver alternative technology and service model projects for local renewable energy, water self sufficiency and waste avoidance and recovery » deliver affordable sustainable housing projects that reduces energy use and inputs to achieve zero emissions » facilitate for early introduction of electric vehicles and associated infrastructure. <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 the UDA with education, health and retail centres in the regional area from the time the first residents move into the project.</p> <p>The ULDA will work with state agencies, Gladstone Regional Council and local community groups, particularly traditional owners and local indigenous groups to where possible, implement employment and training opportunities, in particular for indigenous people.</p>	<p><u>Natural resources and environment</u></p> <p><u>By 2016</u></p> <p>Potable water usage reduction to an average of 140 litres per person per day</p> <p>Average household energy usage reduction to 15 kilovolt hours (kWh) per day</p> <p>20 per cent peak energy demand reduction from 5 kilovolt ampere (kVa) to 4 kVa average diversified maximum demand</p> <p>Household waste reduction to 150kg per person per year</p> <p>75 per cent reduction in demolition and construction waste</p> <p><u>Active and Public Transport</u></p> <p><u>By 2016</u></p> <p>Achieve 20 per cent share of all trips as active transport (walking and cycling) trips</p> <p><u>Economic sustainability</u></p> <p><u>By 2016</u></p> <p>100 per cent wireless internet connection to neighbourhood centre and community facilities in community hub.</p>

This will be achieved by delivering affordable, sustainable living through early provision of community facilities and services, an early focus on demand management and ongoing technology, and service integration innovations during the life of the UDA.

ULDA actions	Stretch targets
<p>The ULDA will work with government agencies, the council, landowners and education providers as required to:</p> <ul style="list-style-type: none"> » formulate and implement employment generation, training and education strategies » facilitate the concept design and development of the community hub » facilitate wireless internet connection for the neighbourhood centre and community facilities » facilitate the development of a Community Development Strategy within twelve months of the gazettal of the development scheme » upgrade and/or contribute to upgrading of state controlled roads in the vicinity of the UDA » investigate options for locating the substation and 66kVA power line outside the UDA » investigate options for the dedication, maintenance or enhancement of the Boyne River esplanade, including extension of Turtle Way, provision of boat ramps and associated parking areas and club facilities, provision of a district recreation park and protection of the marine environment of the banks of the Boyne River » investigate options for the alteration of the use and boundaries of environmental and road reserves to provide for public access and community facilities within the UDA » identify opportunities for collaboration and innovation to achieve superior planning, design and development outcomes. <p>ULDA actions will be subject to monitoring and feedback processes.</p>	

ULDA actions	Stretch targets
<p>The ULDA will work with landowners, government agencies, the Council and other organisations as required to:</p> <ul style="list-style-type: none"> » outline specific community infrastructure and community development requirements in a Development Agreement, prior to the commencement of development » facilitate the development of a Community Development Strategy within twelve months of the gazettal of the development scheme » identify a range of service delivery options delivered in a timely manner to meet the education needs of the community as determined by Department of Education and Training » monitor the delivery of community infrastructure. 	

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.
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:
(a) not exceeding 50m ³ 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 the 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 5m² 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 of 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 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 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 25m² 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 25m²
- » 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 housing¹¹ 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.

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.

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 Calliope Shire 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.

¹¹ Refer to the ULDA Housing Strategy.

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 zone¹².

Site cover

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

¹² 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:
 - c. a lift shaft, stairway or meter room
 - d. a bathroom, shower room, laundry, toilet or other sanitary compartment
 - e. accommodation intended for not more than 3 vehicles
 - f. 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 ² to 450m ² - 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 ² . Where on a lot more than 450m ² - 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 ² 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 ² 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 per cent 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 ² to maximum 75m ² .
Design and siting of buildings and structures	Where on a lot 400m ² to 450m ² - 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 ² . Where on a lot more than 450m ² - 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 ² and over.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor living space	Minimum 9m ² 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 per cent transparency over 1.2m in height.
Verandahs	If the lot is on a corner - Minimum 50 per cent of building frontage, not screened.



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