



**Blackwater  
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 Act) and a key element of the Queensland Housing Affordability Strategy.

The role of the ULDA is to facilitate:

- » 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 works with local 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 Area

The Blackwater Urban Development Area (UDA) was declared by regulation on 30 July 2010.

## 1.3 Purpose of the development scheme

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

The purpose of the development scheme is to:

- » establish the vision for the UDA
- » regulate development to achieve the vision
- » identify infrastructure and other strategies and mechanisms to achieve the vision.

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

## 1.4 Elements of the development scheme

The Blackwater UDA Development Scheme consists of:

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

The vision seeks to achieve, for the UDA, the purposes of the Act, and provides the basis for the land use plan, infrastructure plan and implementation strategy.

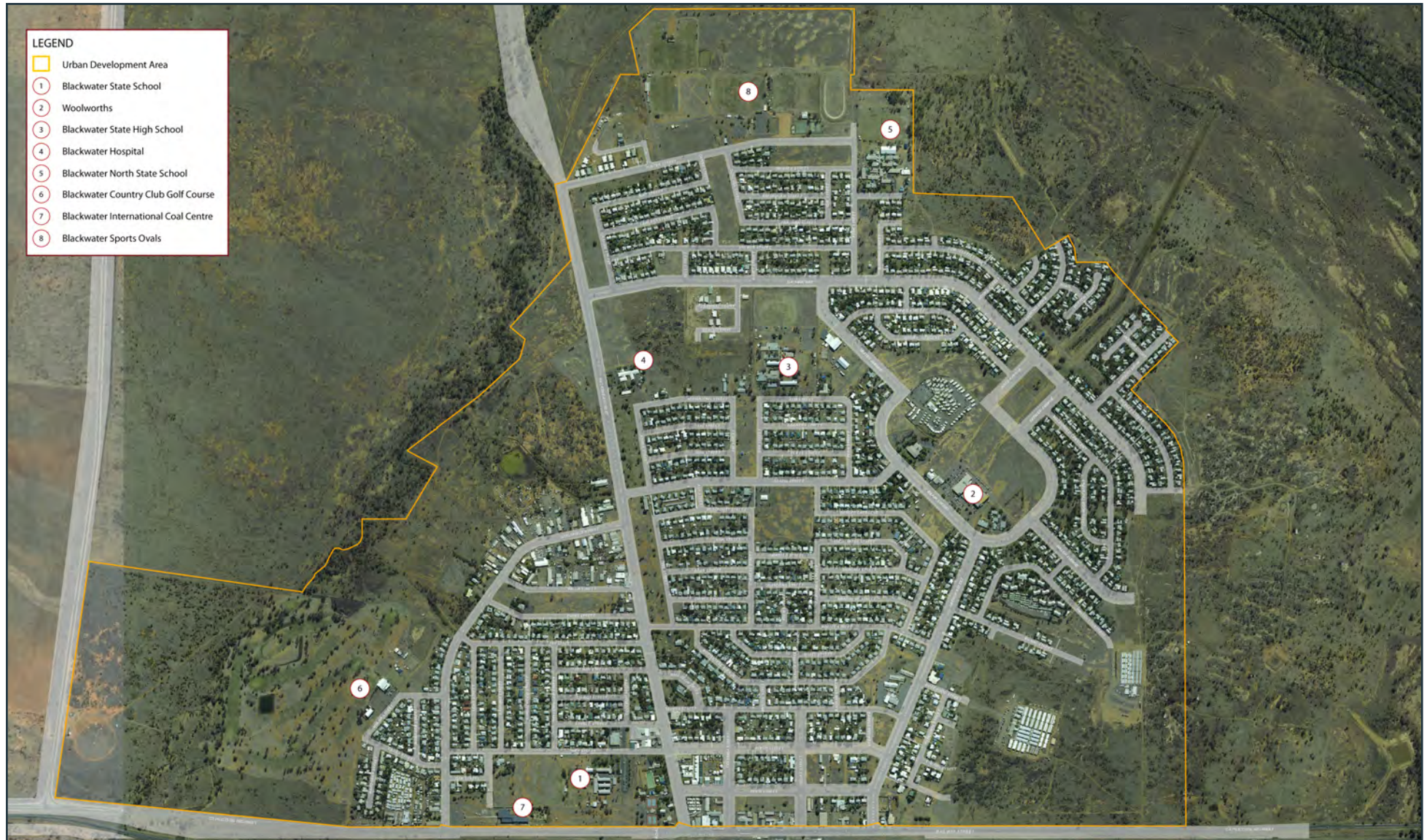
The UDA vision is expressed through the vision statement and Map 2: Blackwater UDA Vision Map.

The land use plan regulates development in the UDA.

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

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

Map 1: Blackwater Urban Development Area



## 2.1 Location

Blackwater is located within the Bowen Basin coal belt, approximately 200 kilometres west of Rockhampton in Central Queensland, and is part of the local government area administered by Central Highlands Regional Council.

The UDA encompasses the full extent of the town on the northern side of the Capricorn Highway, including approximately 2000 existing dwellings, worker accommodation, commercial and industrial uses, and associated physical and community infrastructure (refer to Map 1).

## 2.2 Vision Statement

The Blackwater UDA accommodates a thriving town, recognised for its major role in supporting both agriculture and the Bowen Basin mining industry, and also its potential to support a more diverse economy.

The UDA provides more affordable housing through the improved supply of residential land and a greater range of housing types to suit the needs of the Blackwater community.

High quality worker accommodation is integrated within and on the edge of the town.

The Blackwater Town Centre on Blain Street is reinforced as the heart of retail and civic activity.

The Blackwater townscape and areas of open space are enhanced and build on the

town's physical setting, historical links and indigenous heritage, creating a strong identity and making the town more attractive to all members of the community, as well as investors and visitors.

The UDA:

- » delivers a sustainable community that offers housing affordability, diversity, accessibility and choice
- » provides for a range of community facilities and services
- » delivers vibrant business centres
- » maximises local employment opportunities
- » maximises connectivity
- » responds to the local climate and landscape features
- » includes walkable streets and neighbourhoods
- » provides for personal safety and security
- » enhances character and amenity
- » uses infrastructure efficiently
- » demonstrates high quality urban design
- » promotes land use and transport integration.

## 2.3 Vision Map

The Blackwater UDA Vision Map (refer to Map 2) illustrates:

- » proposed residential areas that are currently allocated as open space, State reserves or rural land

- » a proposed growth area on the eastern side of the town for suburban housing and larger scale Non-resident worker accommodation, if required
- » long term development areas west of Mackenzie Street and west of the hotel in Arthur Street
- » existing areas of open space to be retained, indicative locations for enhanced local parks and new local parks in Melaleuca Street, and between Bendee Crescent and Blackbutt Street
- » enhanced landscaping in primary and secondary roads
- » two existing business centres - one on Blain Street, which is to be reinforced and enhanced as the Blackwater Town Centre, and the other on the Capricorn Highway and continuing around to Mackenzie and Arthur Streets, to be the services and tourist hub
- » a further business centre accommodating a hotel and club around the intersection of Arthur and Rosewood Streets to remain as a short-term accommodation and entertainment centre
- » the existing industrial area to be retained for low impact industry and larger-scale commercial uses at Wilga and Littlefield Streets
- » potential site for a travellers rest area between the Blackwater International Coal Centre and Lions Park
- » changes to intersections on the Capricorn Highway including a new access from the eastern growth area, restrictions on turns

at the Columba and Bluff intersections, and improvements to the railway crossing and Mackenzie Street intersection.

Map 2: Blackwater UDA Vision Map



### 3.1 Components of the land use plan

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

### 3.2 Development assessment procedures

#### 3.2.1 The land use plan

The land use plan identifies the UDA development requirements to achieve the vision for the UDA.

#### 3.2.2 UDA development requirements

The UDA development requirements are expressed as:

- » development criteria for the whole UDA (UDA-wide criteria)
- » the Blackwater UDA Zoning Plan
- » development provisions for a specific zone (zone intent)
- » tables specifying the level of assessment for development for each zone (level of assessment table)
- » design benchmarks.

#### 3.2.3 Levels of assessment

The levels of assessment for development in the UDA are stated in the level of assessment table for the relevant zone.

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

- » column 1, UDA exempt development
- » column 2, UDA self-assessable development
- » column 3A, UDA assessable development which is not prohibited (permissible development)
- » column 3B, UDA assessable development which is prohibited (prohibited development).

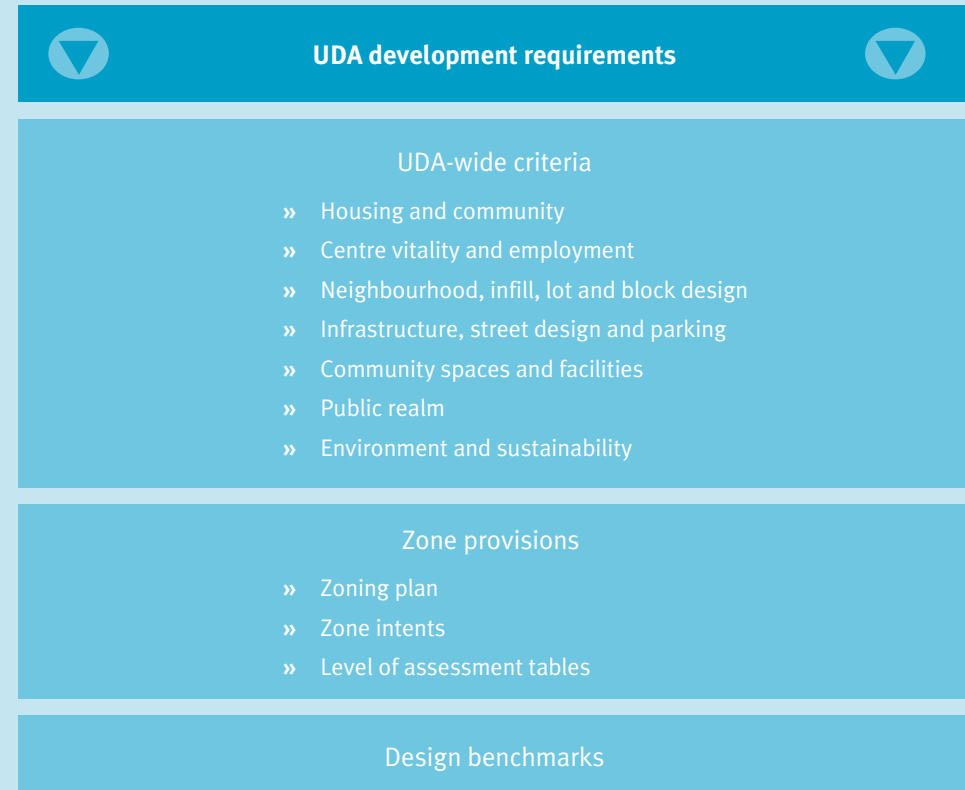
#### 3.2.4 Development consistent with the land use plan

UDA self-assessable development is consistent with the land use plan if it complies with applicable design benchmarks.

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

- » the development complies with the UDA-wide criteria and zone intents, or
- » the development does not comply with one or more of the UDA-wide criteria and zone intents but:
  - » the development does not conflict with the UDA vision, and
  - » there are sufficient grounds to approve the development despite the non-compliance with the UDA-wide criteria and zone intents.

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



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

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

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

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

### 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 Consideration in principle

The ULDA may accept a request for consideration in principle for proposed development.

The ULDA will consider a request for consideration in principle and may decide to do one of the following:

- » support the proposed development, with or without qualifications that may amend the proposed development

- » oppose the proposed development,
- » give no indication of either support or opposition.

The ULDA when considering a UDA development application:

- » is not bound by any decision made regarding a request for consideration in principle, and
- » may give such weight as it considers appropriate to the decision on the request for consideration in principle.

### 3.2.7 Development application

To the extent that the UDA-wide criteria, zone intents and design benchmarks 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 infrastructure plan and implementation strategy may include further information, which should be taken into account in the preparation, design and feasibility of development proposals.

### 3.2.8 Notification requirements

A UDA development application will require public notification if the development application is for a material change of use for one of the following:

- » Non-resident worker accommodation
- » a non-residential use adjacent to land in the Residential Zone or a residential use
- » a residential use having a density greater

than the applicable design benchmark.

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

### 3.2.9 Plan of Development

A Plan of Development (PoD) may be included as part of a development application.

The PoD must contain sufficient detail to enable assessment of the proposal and establish the parameters for further development. In accordance with the relevant Level of assessment table, the inclusion of a PoD may remove the need for future development approvals.

### 3.2.10 Relationship with the Daringa Shire Planning Scheme

The Blackwater Development Scheme adopts the assessment criteria in Part 6 of the *Daringa Shire Planning Scheme 2007* and, to the extent relevant, applies the criteria to development in the UDA, other than development for the following:

- » House
- » Multiple residential
- » Non-resident worker accommodation
- » Reconfiguration of a lot for residential purposes.

However, to the extent of any inconsistency, the development scheme prevails over the planning scheme assessment criteria.

### 3.2.11 Land not included in a zone

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

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

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



### 3.3 UDA-wide criteria

The Blackwater UDA-wide criteria cover the following topics:

- » housing and community
- » centre vitality and employment
- » neighbourhood, infill, lot and block design
- » infrastructure, street design and parking
- » community spaces and facilities
- » public realm
- » environment and sustainability.

For more detail regarding how to comply with the specific development requirements listed below, refer to guidelines issued by the ULDA<sup>1</sup> and available from the ULDA website [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au).

#### 3.3.1 Housing and community

The UDA delivers housing choice, affordability, and accessibility.

New housing in the UDA:

- » contributes to housing choice and diversity, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and lifecycle needs

<sup>1</sup> Including draft ULDA guideline no. 04 Design benchmarks for residential infill in the Blackwater UDA, ULDA guideline no. 01 Residential 30 (for development to which ULDA guideline no. 04 does not apply), draft ULDA guideline no. 03 Non-resident worker accommodation, the Affordable housing strategy, the Sustainability Development guideline, and the Accessible housing guideline.

- » delivers affordable housing, including housing for key workers not employed in the resources sector, which is designed and located to be well integrated with existing development
- » delivers accessible housing to meet changing needs of residents throughout all life stages
- » contributes to a strong community identity and provides ready access to community facilities and services, and
- » is responsive to the climate and the environment and makes a positive contribution to the existing streetscape and complements the existing urban area.

Non-resident worker accommodation in the UDA:

- » is located and designed to be integrated within or on the edge of town, and
- » adequately provides for occupants, and has a high level of on-site amenity.

#### 3.3.2 Centre vitality and employment

In the Blackwater Town Centre in Blain Street, the UDA delivers:

- » reinforcement and enhancement of the centre as the focus for retail and civic activities, including the following key features<sup>2</sup>:
  - » on the northern frontage of Blain

<sup>2</sup> For potential design options, refer to Blackwater UDA - Open Space and Townscape Strategy (November 2010), Fig. 29.

- Street, location of retail and civic uses that generate high levels of pedestrian activity
- » on the southern frontage of Blain Street, and to the west, location of a civic park incorporating multi-functional passive and recreation spaces, and to the east, business and community uses that generate high levels of pedestrian activity
- » enhanced landscaping and on-street parking in Blain Street
- » linking of the northern and southern sides of Blain Street through shared public spaces and street treatments
- » the opportunity for a mix of housing densities, types and designs in the vicinity of the town centre
- » improved vehicle, cycle and pedestrian linkages between the town centre and areas to the north and east, generally in accordance with Map 2 Blackwater UDA Vision Map.

In other centres the UDA delivers:

- » consolidation of the existing business, services and tourist hub at the Capricorn Highway near the Mackenzie and Arthur Street intersections and creation of a stronger link with the Blackwater International Coal Centre
- » consolidation of the existing short-term accommodation and entertainment centre near the intersection of Arthur and Rosewood Streets

- » consolidation of the existing centre for larger-scale business and low-impact industry at Wilga and Littlefield Streets.

Planning and design for centres and individual uses:

- » demonstrate best practice and urban design that seeks to create active frontages to streets and other public places, particularly in the Blackwater Town Centre
- » recognise the economic role of Blackwater as the second centre for the Central Highlands Region
- » reinforce the respective functions of the centres and promote their individual viability as business centres
- » provide adequate amenity and on-site facilities for the operation of the use and the convenience, comfort, safety or enjoyment of users (e.g. car parking, access points, road frontage, site area, recreation and landscaped areas, setback from shared boundaries with incompatible uses, and noise attenuation, including in relation to the Capricorn Highway or railway, through site or building design)
- » mitigate impacts on nearby or adjoining sensitive uses (e.g. residential uses, schools) or road function, including through:
  - » orientation and location of buildings, on-site uses and access points (e.g. boundary setbacks, location of driveways, car parks, service or

refuse collection areas) to address impacts on visual or acoustic amenity, or the safety of pedestrians or road users

- » screening of buildings and on-site uses or equipment (e.g. screen structures, planting) to address impacts on visual or acoustic amenity, or visual privacy
- » height of buildings to address impacts on amenity or privacy through overlooking
- » design of buildings (e.g. arrangement of rooms, choice of materials, treatments or features for aesthetic or acoustic qualities) to address impacts on visual or acoustic amenity
- » density, scale or intensity of use (e.g. number of dwelling units per hectare, gross floor area, road frontage, lot size) to address impacts on amenity (e.g. from the extent of human or vehicle activity) or the safety and convenience of road users (e.g. from the volume of traffic generated)
- » operation of the use (e.g. hours of operation, number of employees, rubbish collection hours) to address impacts on visual or acoustic amenity
- » provision of vehicle parking (e.g. number of spaces, types of vehicles accommodated) to address impacts on the convenience or safety of occupants of nearby or adjoining uses, or impacts on visual amenity.

Advertising devices:

- » cater for the needs of businesses to clearly identify the goods and services which are supplied to the public
- » are consistent with the scale and design of existing buildings and other works on the site
- » compliment the local streetscape in the locality where they are located, and where appropriate, reflect the character of the area
- » are sited and provided on premises having regard to safety and amenity.

### 3.3.3 Neighbourhood, infill, block and lot design

New residential uses, works and lots in the UDA are designed to:

- » maximise connectivity of new residential areas with adjoining residential areas, and local retail, social and community facilities
- » be responsive to the scale of the built form in existing residential areas, the climate, and site features
- » promote and facilitate walking and cycling including to local parks
- » promote personal safety and security through maximising casual surveillance of streets and public places, incorporating principles for crime prevention through environmental design (CPTED)
- » enhance the character and amenity of

all areas, particularly residential streets, including minimising the exposure of residents to noise from the Capricorn Highway and the railway line

- » maximise the use of existing infrastructure.

Planning and design in a new neighbourhood:

- » give 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
- » deliver an appropriate scale of buildings and density of use
- » identify any areas appropriate for Multiple residential
- » identify any areas appropriate for Non-resident worker accommodation
- » ensure adequate visual and noise amenity through site and building design, structures and planting, including in relation to the Capricorn Highway and the railway line
- » maximise opportunities for views and vistas
- » achieve a balanced mix of lot sizes to provide housing choice and streetscape variety
- » respond to natural features, including topography and natural drainage features
- » promote healthy and active lifestyles by prioritising walking and cycling and

connecting to facilities and services

- » appropriately manage solar access and provide opportunities to benefit from natural ventilation
- » integrate the neighbourhood with the surrounding area including the siting and form of buildings, streetscape elements, landmarks and views
- » provide a network of parks (refer to Map 2) that cater for a variety of functions and experiences and that are safe and accessible for users
- » maximise opportunities to provide pedestrian and cycle linkages through residential areas (refer to Map 3)
- » locate and connect to services and utilities to maximise efficiency and ease of maintenance.

Planning and design for residential infill:

- » reflect the local context as well as current best practice for housing diversity and affordability
- » respect and enhance the amenity of neighbouring properties and the streetscape as a whole
- » respond to natural features, including topography and natural drainage features
- » connect to services and utilities to maximise efficiency and ease of maintenance.

Planning and design for Non-resident worker accommodation:

- » provide for the selection of a suitable site

- » provide connections to services, facilities and networks in surrounding areas
- » preserve amenity to achieve desirable integration
- » accommodate changing circumstances over time
- » cater appropriately for any on-site non-residential uses and facilities
- » provide access to infrastructure and community facilities and services
- » respond to the characteristics of the workers
- » provide for the safety and comfort of occupants.

**3.3.4 Building design**

Planning and design for buildings:

- » meet the needs of residents for privacy and protect the privacy of adjoining residents
- » provide adequate outdoor areas
- » incorporate appropriate building setbacks that account for slope and protect the amenity and privacy of adjoining uses, including the appropriate use of build to boundary walls
- » complement or enhance the character of the local neighbourhood and contribute to the creation of attractive and safe residential environments
- » ensure on-site car parking spaces do not dominate the streetscape, and do not interfere with the efficient functioning of the street

- » have clearly defined front entries, viewable from the street, and contribute towards the passive surveillance of the street
- » incorporate elements which provide diversity in building form and attractive frontages to all streets, the public realm and park network
- » integrate fencing into the building, street and park design
- » provide integrated solutions for energy reduction opportunities such as natural lighting, cross ventilation and passive cooling.

**3.3.5 Infrastructure, street design and parking**

New use, works and lots involving streets and car parking deliver:

- » efficient and effective use of infrastructure and services
- » efficient and safe street networks for all users
- » adequate car parking
- » access to public transport networks.

Infrastructure and services:

- » are provided in a timely, orderly, integrated and coordinated manner to support urban uses, works and lots
- » must be available or capable of being made available to support new uses and works (including key infrastructure such as roads, public transport, water supply, sewerage, drainage, park network,

- community facilities, electricity and telecommunications)
- » are constructed or provided to appropriate standards compatible with existing infrastructure or services owned or provided by the relevant infrastructure entity
- » are located and designed to maximise efficiency and ease of maintenance.

Street network planning and design:

- » connect to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic
- » provide a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » provide movement networks for vehicles, pedestrians and bicycles that have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area
- » provide for pedestrian and cycle connections within the town which connect to existing facilities and support movement to key destinations such as shops, schools, parks and community facilities
- » support public transport routes and facilities and provides safe, legible and attractive connections from residential areas to public transport nodes or stops
- » do not unreasonably constrain future provision of public transport

infrastructure and do not adversely impact on the function or operation of existing or future public transport corridors.

Planning and design of vehicle access and parking ensure:

- » safety and convenience for residents, visitors and service providers
- » adequate shade and visual amenity
- » adequate provision for the number and nature of vehicles expected, to avoid impacts on the convenience or safety of occupants of nearby or adjoining uses, or the amenity they enjoy.

**3.3.6 Community spaces and facilities**

Planning and design of community spaces and facilities:

- » consolidate new uses and buildings around existing community uses of a compatible nature
- » provide adequate amenity and on-site facilities for the operation of the use and the convenience, comfort, safety or enjoyment of users (e.g. car parking, access points, road frontage, site area, recreation and landscaped areas, setback from shared boundaries with incompatible uses, and noise attenuation, including in relation to the Capricorn Highway or railway, through site or building design)
- » mitigate impacts on nearby or adjoining sensitive uses (e.g. residential uses, schools) or road function, including

through:

- » orientation and location of buildings, on-site uses and access points (e.g. boundary setbacks, location of driveways, car parks, service or refuse collection areas) to address impacts on visual or acoustic amenity, or the safety of pedestrians or road users
- » screening of buildings and on-site uses or equipment (e.g. screen structures, planting) to address impacts on visual or acoustic amenity, or visual privacy
- » height of buildings to address impacts on amenity or privacy through overlooking
- » design of buildings (e.g. arrangement of rooms, choice of materials, treatments or features for aesthetic or acoustic qualities) to address impacts on visual or acoustic amenity
- » density, scale or intensity of use (e.g. number of dwelling units per hectare, gross floor area, road frontage, lot size) to address impacts on amenity (e.g. from the extent of human or vehicle activity) or the safety and convenience of road users (e.g. from the volume of traffic generated)
- » operation of the use (e.g. hours of operation, number of employees,

rubbish collection hours) to address impacts on visual or acoustic amenity

- » provision of vehicle parking (e.g. number of spaces, types of vehicles accommodated) to address impacts on the convenience or safety of occupants of nearby or adjoining uses, or impacts on visual amenity.

### 3.3.7 Public realm

New uses, buildings and other works in the public realm, including civic spaces, parks, plazas, footpaths, urban streets and other shared community spaces, and notably in and around the Blackwater Town Centre and Mackenzie Street/Capricorn Highway business centre, are clearly delineated from, but integrated with, the private realm and comprise:

- » extensive use of shade trees along streets and within public and private spaces
- » furniture, materials, public information and artwork, including the gateways to the town, that unify these elements and contribute to the identify of Blackwater
- » selection of plants that are endemic to the local area and relevant to both the purpose of the vegetation (e.g. shade, land mark, screening) and the identity of Blackwater
- » 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
- » if associated with public or commercial buildings, buildings designed at ground level to integrate shopping, dining, and other outdoor activities, integrate with street plantings and provide continuous awnings to provide protection from the rain and sun
- » opportunities for meeting and gathering, and where appropriate, opportunities for informal and formal play
- » features that encourage surveillance and overlooking of public spaces and places.

The planning and design of special purpose parks and open space recognise their identified functions, and new uses, building and other works respect and reinforces those functions:

- » Lions Park - tourist facilities and attractions, major community events involving on-site vehicles and equipment
- » Blackwater Town Centre Civic Park - all abilities playground, informal community events involving stage performances, civic enhancements and feature planting
- » Rotary Park - barbeque and other facilities for family and group gatherings
- » Robyn Messer Park - memorial
- » ANZAC Cenotaph - memorial
- » Japanese garden - town garden being a symbol of goodwill with Japanese sister city, Fujisawa

- » Hunter Street Sports Complex - facilities for a wide range of sporting activities
- » Blackwater Country Club - golf course
- » North east of the town centre - stormwater drainage
- » Northern side of the Capricorn Highway east of Arthur Street - screening of urban uses, buildings and other works.

The planning and design of local parks:

- » follow a common, function-based approach involving a central informal play area and facilities for one or more activities according to an appropriate distribution throughout the town, including play equipment, barbeques, off-leash dog areas, seating and fitness equipment
- » provide for linkages with other parks, through roads and other public spaces, to form circuits for fitness purposes, walking and cycling.

### 3.3.8 Environment and sustainability

New uses, works and lots within the UDA deliver:

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

The design, siting and layout of uses, works and lots:

- » minimise adverse impact on the

environmental values of the receiving waters and appropriately manages stormwater

- » minimise adverse impacts on natural landforms and visual amenity of the site
- » retain significant vegetation where possible within parks, along streets and within development sites
- » ensure that all land and groundwater will be fit for its intended use in accordance with accepted standards and practices
- » incorporate leading energy efficiency<sup>3</sup> and water efficiency practices, maximises recycling opportunities and reduces waste generation
- » promote the adoption of decentralised energy generation systems and natural ventilation to reduce energy use
- » incorporate landscaping that contributes to flora and fauna habitat and fauna movement, with street trees selected from species native and/or endemic to the Blackwater UDA
- » will achieve an appropriate level of flood immunity.

Erosion and sediment are appropriately managed during construction and adverse impacts on amenity are minimised.

<sup>3</sup> For Class 1 and Class 2 buildings (as defined in the Building Code of Australia 2009) the Queensland Development Code MP 4.1 Sustainable buildings outlines minimum requirements in terms of energy efficiency and efficient fixtures for water conservation.

## 3.4 Zone provisions

### 3.4.1 Zone Map

Map 3: Blackwater UDA Zoning Plan shows the location and boundaries of zones in the UDA.

### 3.4.2 Zone intents

#### Residential Zone intent

The Residential Zone caters for a range of residential types, including all residential uses defined in the development scheme.

In particular, the zone provides for detached and attached dwellings in a range of styles and sizes, from traditional houses on 800m<sup>2</sup> to small lot houses, duplexes and multiple residential housing.

Larger-scale Non-resident worker accommodation is appropriate in the part of the Residential Zone designated for this purpose to the east of Arthur Street<sup>4</sup>.

Housing for the aged, defined as 'Other residential', is encouraged to locate in the vicinity of the Blackwater Hospital and town centre.

Non-residential uses are generally not located in the Residential Zone, unless a Park or a Community Facility that is of a scale, nature and appearance that is compatible with the residential amenity of the area.

Secondary dwellings are encouraged with

<sup>4</sup> Refer to Schedule 2, Administrative Definitions for definition of Larger-scale Non-resident worker accommodation

the development of a house, where they are able to contain carparking within the site, ensure pedestrian entries are visible from the street and do not detract from the amenity of neighbouring properties.

Map 3: Blackwater UDA Zoning Plan, identifies indicative locations in the Residential Zone for parks, pedestrian and cycle links and secondary roads to be provided as lots are created and uses established.

#### Centres Zone intent

The Centres Zone caters for different types of business centres, each with a different focus of activity:

- » Blackwater Town Centre, Blain Street - retail and community activities. This is the primary business and community centre for Blackwater
- » Capricorn Highway near the Mackenzie and Arthur Streets intersections - local businesses, services and tourist uses linking through Lion's Park with the Blackwater International Coal Centre
- » near the intersection of Arthur and Rosewood Streets - motel, dining and entertainment.

Shop-top forms of residential use are also appropriate in each centre.

Table 1 identifies the preferred Business uses in each of the three areas included in the Centres Zone.

#### Industry Zone intent

The Industry Zone caters for Low impact industries and Warehouses, as well as Business uses requiring a larger site, such as Garden centre, Hardware and trade supplies, Outdoor sales and hire yard, and Produce store.

#### Community Zone intent

The Community Zone caters for a variety of community-related activities and facilities, including municipal services, education facilities, hospitals, meeting halls, and places of worship (included within the definitions of Community facility, Emergency Service and Utility installation).

#### Open Space Zone intent

The Open Space Zone caters for a range of publicly accessible open space, sporting, outdoor recreation, civic and tourist spaces, as well as vegetation screens, land allocated for stormwater drainage and other special purposes.

Depending on the function of the open space, buildings and structures may include picnic amenities, children's playgrounds, fitness equipment, dog off-leash areas, facilities for spectators, club buildings and associated off-street parking.

The area west of Mackenzie Street and north of the golf course, is a potential long term development area. It is intended that this area remain predominately as open space until further investigation is completed, including assessment of land use need,

buffering to industrial uses, water and sewerage capacity, flooding, stormwater and land contamination. However, a Tourist Park may be appropriate in this area.

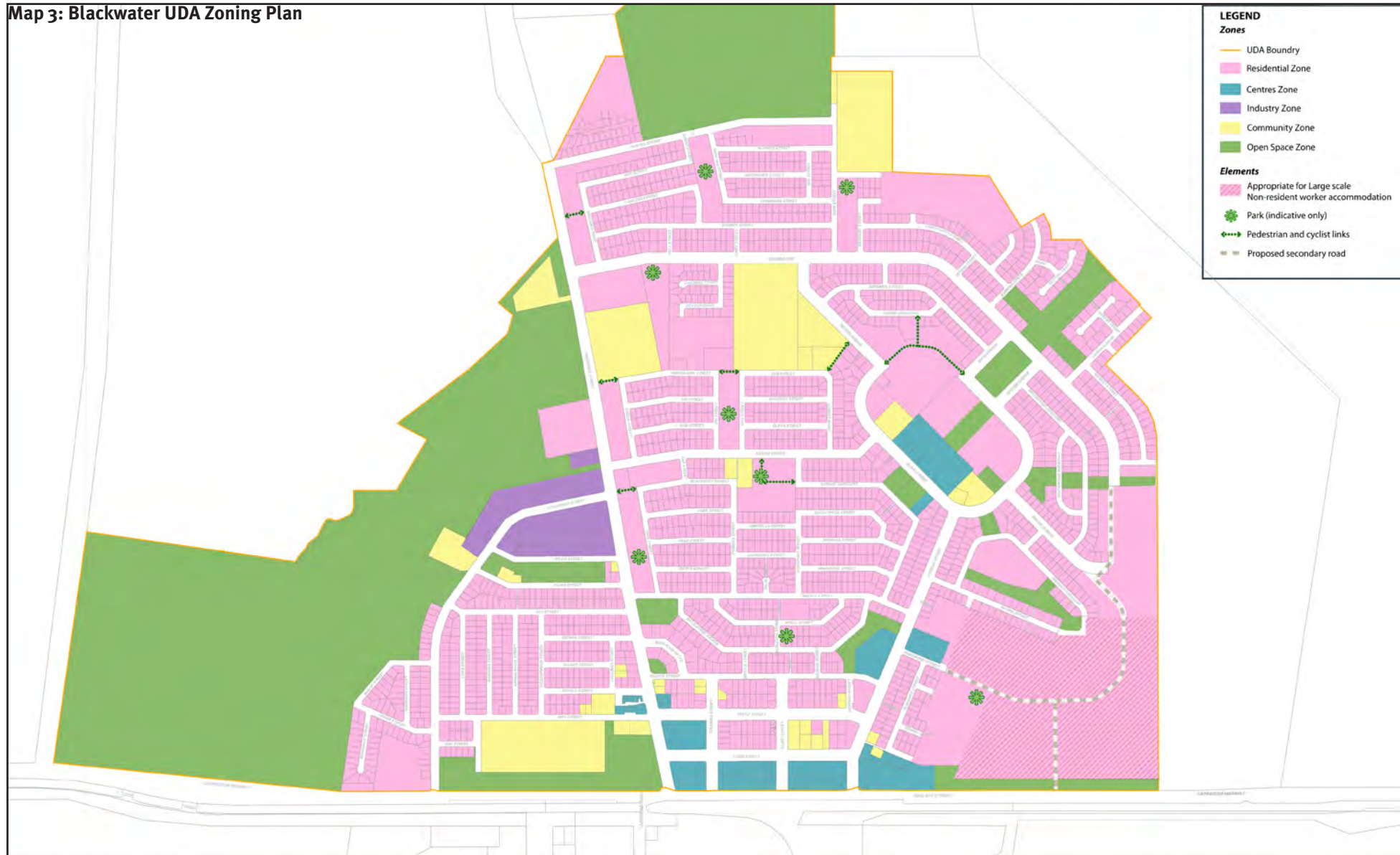
The area west of the hotel in Arthur Street is also a potential long term centres development area.

Part of the Open Space zone adjacent to the child care centre in Evans Street may be used for expansion of the child care centre but an area of open space must be retained around the centre having a minimum width of 20 metres.

**Table 1: Preferred uses in Centres**

Uses	Centres		
	Blackwater Town Centre	Capricorn Highway in the vicinity of Mackenzie and Arthur Streets	Near the intersection of Arthur and Rosewood Streets
Business	√	√	x
Fast food premises	√	√	x
Food premises	√	√	√
Garden centre	x	x	x
Hardware and trade supplies	x	x	x
Hotel	x	x	√
Market	√	√	x
Outdoor sales and hire yard	x	x	x
Produce store	x	x	x
Service station	√	√	x
Shop	√	√	√
Shopping centre	√	x	x
Showroom	x	√	x
Short-term accommodation	x	√	√
Tourist attraction	√	√	x
Tourist park	x	√	x

Map 3: Blackwater UDA Zoning Plan



## 3.4.3 Level of assessment table

Table 2: Residential Zone

Column 1 UDA exempt development	Column 2 UDA self-assessable development <sup>7</sup>	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> <li>development specified in schedule 1, or</li> <li>making a material change of use for a House on a lot 450m<sup>2</sup> or more and a frontage of 12.5m or more <sup>5</sup>.</li> </ol>	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>Making a material change of use for a House on a lot between 400m<sup>2</sup> and 450m<sup>2</sup>, and with a frontage of 10m or more <sup>6</sup>.</p> <p>Other development, except development that is mentioned above, or in schedule 1, column 1 or column 3B, that is:</p> <ol style="list-style-type: none"> <li>identified as self-assessable in the relevant zone of the <i>Duarina Shire Planning Scheme 2007</i> and complies with the applicable planning scheme codes.</li> </ol>	<p>All development, including development not defined in schedule 2, other than development mentioned in column 1, column 2 and column 3B.</p>	<p>Development for:</p> <ul style="list-style-type: none"> <li>» High impact industry</li> <li>» Low impact industry, or</li> <li>» Noxious and hazardous industry.</li> </ul>

<sup>5</sup> Note that approval under the Building Act and Queensland Development Code will be required.

<sup>6</sup> The applicable design benchmarks for a self-assessable House are located in section 3.5.



**Table 3: Centres Zone**

Column 1 UDA exempt development	Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> <li>1. development specified in schedule 1, or</li> <li>2. making a material change of use if not involving building work (other than minor building work) for:                             <ul style="list-style-type: none"> <li>» Community facility</li> <li>» Food premises, or</li> <li>» Shop.</li> </ul> </li> </ol>	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>Development, except development that is mentioned in schedule 1, column 1 or column 3B, that is:</p> <ol style="list-style-type: none"> <li>1. identified as self-assessable in the relevant zone of the <i>Duaranga Shire Planning Scheme 2007</i> and complies with the applicable planning scheme codes, except if involving building work other than minor building work.</li> </ol>	<p>All development, including development not defined in schedule 2, other than development mentioned in column 1, column 2 and column 3B.</p>	<p>Development for:</p> <ul style="list-style-type: none"> <li>» High impact industry</li> <li>» Low impact industry, or</li> <li>» Noxious and hazardous industry.</li> </ul>

Table 4: Industry Zone

Column 1 UDA exempt development	Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> <li>development specified in schedule 1.</li> </ol>	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>Development, except development that is mentioned in schedule 1, column 1 or column 3B, that is:</p> <ol style="list-style-type: none"> <li>identified as self-assessable in the relevant zone of the <i>Duaranga Shire Planning Scheme 2007</i> and complies with the applicable planning scheme codes.</li> </ol>	<p>All development, including development not defined in schedule 2, other than development mentioned in column 1, column 2 or column 3B.</p>	<p>Development for:</p> <ul style="list-style-type: none"> <li>» High impact industry, or</li> <li>» Noxious and hazardous industry.</li> </ul>

**Table 5: Community Zone**

Column 1 UDA exempt development	Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> <li>1. development specified in schedule 1, or</li> <li>2. making a material change of use if not involving building work (other than minor building work) for:                             <ul style="list-style-type: none"> <li>» Community facility, or</li> <li>» Emergency service.</li> </ul> </li> </ol>	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>Development, except development that is mentioned in schedule 1, column 1 or column 3B, that is:</p> <ol style="list-style-type: none"> <li>1. identified as self-assessable in the relevant zone of the <i>Duaringa Shire Planning Scheme 2007</i> and complies with the applicable planning scheme codes.</li> </ol>	<p>All development, including development not defined in schedule 2, other than development mentioned in column 1, column 2 or column 3B.</p>	<p>Development for:</p> <ul style="list-style-type: none"> <li>» High impact industry</li> <li>» Low impact industry, or</li> <li>» Noxious and hazardous industry.</li> </ul>

Table 6: Open Space Zone

Column 1 UDA exempt development	Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> <li>1. development specified in schedule 1.</li> </ol>	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>Development, except development that is mentioned in schedule 1, column 1 or column 3B, that is:</p> <ol style="list-style-type: none"> <li>1. identified as self-assessable in the relevant zone of the <i>Duaranga Shire Planning Scheme 2007</i> and complies with the applicable planning scheme codes.</li> </ol>	<p>All development, including development not defined in schedule 2, other than development mentioned in column 1, column 2 or column 3B.</p>	<p>Development for:</p> <ul style="list-style-type: none"> <li>» Extractive industry</li> <li>» High impact industry</li> <li>» Low impact industry, or</li> <li>» Noxious and hazardous industry.</li> </ul>

### 3.5 Design benchmarks

The applicable design benchmarks for a self-assessable House are stated in Table 7.

**Table 7: Design benchmarks for a self-assessable House**

Site Planning and Building Massing	
Site cover	maximum 50%
Front setback - to verandah	minimum 3.0m
Front setback - to house wall	minimum 6.0m
Front setback - to garage / carport	minimum 0.5m behind the wall fronting the street
Minimum side and rear setbacks	1.5m (if the building height is 4.5m or less) 2.0m (if the building height is between 4.5m and 7.5m) 2.0m + 0.5m for every 3.0m the building height is over 7.5m for open carports: 0.0m
Building height	maximum 8.5m to highest point of the building
Parking	minimum 1 covered space per dwelling
Driveways	minimum 3.0m wide and shared with any secondary dwelling
Secondary dwelling	minimum lot size 400m <sup>2</sup>
Streetscape and Character	
Front entry	dedicated pedestrian entry and door visible from the street
Street surveillance	minimum of 1 habitable room fronting the street
Fencing (street front)	maximum 1.2m high
Fencing (other)	up to 1.8m high. Minimum 50% transparency over 1.2m in height
Verandahs	minimum 50% building frontage
Planting	minimum 1m x 2m planted area between front boundary and dwelling
Privacy	if within 5m of an adjoining residence, with windows directly overlooking that residence: <ul style="list-style-type: none"> <li>» the windows use translucent glass, or</li> <li>» views from the windows are screened, or</li> <li>» the window sills are located a minimum 1.7m from the floor.</li> </ul>
Private open space	minimum 16m <sup>2</sup> with a minimum dimension of 4m and directly accessible from a main living area for secondary dwelling, to be contained within rear setback
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.

#### 4.0 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
- » Townscape elements
- » Roads
- » Pedestrian/cycle networks
- » Water supply and sewerage
- » Stormwater management
- » Telecommunications
- » Power
- » Community facilities

Infrastructure charges will be based on Central Highlands Regional Council's applicable infrastructure charging document for the area. These charges will be indexed each year by the five year rolling average of the Queensland Roads and Bridges Index.

The ULDA may also impose infrastructure charges to contribute to implementation of the Blackwater UDA Open Space and Townscape Strategy.

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 will be upgraded in accordance with agreements with the Department of Transport and Main Roads (DTMR).

Listed below is infrastructure currently identified for the Blackwater UDA.

Infrastructure	Description of works
Parks and townscape elements	Generally in accordance with the proposed implementation and staging plan in the Blackwater UDA Open Space and Townscape Strategy report, November 2010
Roads	New linking roads through the Eastern Growth Area connecting Rosewood Street, Walsh Avenue and Bauman Way (refer Map 2)
	New intersection on Capricorn Highway to service the Eastern Growth Area
	Changes to Capricorn Highway intersections at Columba and Bluff Streets to provide for only left in and left out turns to and from the highway
	Upgrading of railway crossing linking Ardurad Road with the Capricorn Highway
	New roads to service new residential neighbourhoods
Water supply and sewerage	Water and sewerage works for development that connects to existing networks
Stormwater management	New works linking with external stormwater management works
Community facilities	In accordance with the Blackwater and Moranbah Social, Cultural and Community Infrastructure Analysis to be completed in 2011

## 5.0 Implementation Strategy

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 vision for the UDA.

The table below identifies each of the implementation mechanisms and the purpose of the ULDA Act that each is seeking to achieve.

Implementation mechanisms	Relevant purpose of the Act
<b>Preparing a UDA development application</b>	
» ULDA guideline no. 01 Residential 30	» Provision of a range of housing options to address diverse community need » Provision of an ongoing availability of affordable housing options for low to moderate income households » Planning principles that give effect to ecological sustainability and best practice urban design
» Draft ULDA guideline no. 03 Non-resident worker accommodation	
» ULDA Accessible housing guideline	
» ULDA Affordable housing strategy	
» ULDA Sustainability Development guideline	
» Draft ULDA guideline no. 04 Design benchmarks for residential infill for the Blackwater UDA	
<b>Development assessment process</b>	
» Development Assessment Supplementary Guide	» Availability of land for urban purposes
» Development Assessment Certification Procedures Manual	
<b>Provision of infrastructure</b>	
» Identifying third party funding opportunities	» Provision of infrastructure for urban purposes
» Determining in consultation with DTMR, a new access to Capricorn Highway and upgrading and/or contributions to upgrading intersections in the highway	
<b>Townscape enhancement strategy</b>	
» Identifying third party funding opportunities	» Planning principles that give effect to ecological sustainability and best practice urban design » Provision of a range of housing options to address diverse community need
» Working with Central Highlands Regional Council, state and Federal agencies and community organisations to implement the townscape enhancement strategy in accordance with the proposals in the Blackwater UDA Open Space and Townscape Strategy Report, November 2010	
<b>Open space strategy</b>	
» Working with Central Highlands Regional Council to progressively implement the open space strategy generally in accordance with the proposals in the Blackwater UDA Open Space and Townscape Strategy Report, November 2010	» Planning principles that give effect to ecological sustainability and best practice urban design » Provision of infrastructure for urban purposes

Implementation mechanisms	Relevant purpose of the Act
<b>Facilitation of release of residential land</b>	
<ul style="list-style-type: none"> <li>» Working with the Department of Environment and Resource Management (DERM) to address Native Title matters and revoke reserves over land identified as excess open space in the Blackwater UDA Open Space and Townscape Strategy Report, November 2010, to make land available for residential purposes</li> </ul>	<ul style="list-style-type: none"> <li>» Availability of land for urban purposes</li> <li>» Planning principles that give effect to ecological sustainability and best practice urban design</li> <li>» Provision of a range of housing options to address diverse community need</li> </ul>
<b>Facilitation of ongoing availability of affordable housing</b>	
<ul style="list-style-type: none"> <li>» Developing mechanisms that assist in the retention of housing that is affordable for both ownership and rental in consultation with Central Highlands Regional Council</li> </ul>	<ul style="list-style-type: none"> <li>» Planning principles that give effect to ecological sustainability and best practice urban design</li> </ul>
<ul style="list-style-type: none"> <li>» Encouraging ecological design principles that lead to reduced costs for use of utilities.</li> </ul>	<ul style="list-style-type: none"> <li>» Provision of an ongoing availability of affordable housing options for low to moderate income households</li> </ul>
<b>Social and community facilities and services analysis</b>	
<ul style="list-style-type: none"> <li>» Assess the existing provision of social, community and cultural facilities and services</li> </ul>	<ul style="list-style-type: none"> <li>» Planning principles that give effect to ecological sustainability and best practice urban design</li> </ul>
<ul style="list-style-type: none"> <li>» Report on the future demand for social, community and cultural facilities and services in response to population growth</li> </ul>	<ul style="list-style-type: none"> <li>» Provision of infrastructure for urban purposes</li> </ul>
<ul style="list-style-type: none"> <li>» Work with Central Highlands Regional Council, state and federal government agencies and community organisations to address identified needs in the provision of facilities and services in Blackwater</li> </ul>	



Implementation mechanisms	Relevant purpose of the Act
<b>Community engagement</b>	
» Provide ongoing information to the community (e.g. factsheets, newsletters, letterbox drops, newspaper articles)	» Planning principles that give effect to ecological sustainability and best practice urban design
» Engage the community in planning and design projects	» Provision of a range of housing options to address diverse community need
» Work with Central Highlands Regional Council, state and federal government agencies and community organisations to deliver a coordinated employment and training program in Blackwater	
<b>Key stakeholder consultation</b>	
» Working with Central Highlands Regional Council and state and federal agencies to identify and resolve issues	» Availability of land for urban purposes
» Working with the development industry to identify opportunities for collaboration and innovation to achieve superior planning and design outcomes	» Provision of a range of housing options to address diverse community need
	» Planning principles that give effect to ecological sustainability and best practice urban design
	» Provision of an ongoing availability of affordable housing options for low to moderate income households

## Schedule 1: Exempt development

<b>Building work</b>
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.
Minor building work or demolition work except where the building is identified as a heritage registered place.
<b>Material change of use of premises</b>
Making a material change of use of premises implied by building work, plumbing work, drainage work or operational work if the work was substantially commenced by the state, or an entity acting for the state, before 21 March 2000.
Making a material change of use of premises for a class 1 or 2 building under the Building Code of Australia (BCA) part A3, if the use is for providing support services and short term accommodation for persons escaping domestic violence.
<b>Reconfiguring a lot</b>
1. Reconfiguring a lot under the <i>Land Title Act 1994</i> , if the plan of subdivision necessary for the reconfiguration is: <ol style="list-style-type: none"> <li>(a) a building format plan of subdivision that does not subdivide land on or below the surface of the land</li> <li>(b) for the amalgamation of two or more lots</li> <li>(c) for the incorporation, under the <i>Body Corporate and Community Management Act 1997</i>, section 41, of a lot with common property for a community titles scheme</li> <li>(d) for the conversion, under the <i>Body Corporate and Community Management Act 1997</i>, section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme</li> <li>(e) in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, or land by:           <ol style="list-style-type: none"> <li>(i) a constructing authority, as defined under that Act, for a purpose set out in parts 1-13 (other than part 10, second dot point) of the Schedule to that Act or</li> <li>(ii) an authorised electricity entity</li> </ol> </li> <li>(f) for land held by the state, or a statutory body representing the state and the land is being subdivided for a purpose set out in the <i>Acquisition of Land Act 1967</i>, parts 1-13 (other than part 10, second dot point) whether or not the land relates to an acquisition</li> <li>(h) for the <i>Transport Infrastructure Act 1994</i>, section 240</li> <li>(i) in relation to the acquisition of land for a water infrastructure facility.</li> </ol>
Subdivision involving road widening and truncations required as a condition of development approval.
<b>Operational work</b>
Carrying out operational work associated with a material change of use that is UDA exempt development.
Carrying out operational work associated with an approved material change of use.
Carrying out operational work, in the Residential Zone, associated for the decontamination of the land.

Carrying out operational work that is clearing of vegetation:

- (a) other than Significant vegetation and Significant Vegetation where the clearing is consistent with an approved Plan of Development
- (b) carried out by or on behalf of Central Highlands Regional Council or a public sector entity, where the works being undertaken are authorised under a state law
- (c) in accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot.

Carrying out operational work for a satellite dish on a premises, where the satellite dish has no dimension greater than 1.8 metres.

Filling or excavation:

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

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

- » do not exceed 5m<sup>2</sup> for commercial, industrial, recreational or entertainment use
- » are attached to 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 and
- » comprise no more than two signs.

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

#### Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development
All aspects of development a person is directed to carry out under a notice, order or direction made under a state law.
All aspects of development for Park.
All aspects of development undertaken by the state, or a statutory body representing the state, for the purposes of public housing.
All aspects of development for Home based business.
All aspects of development for Sales office and display home.
Development that would have been exempt development in the relevant zone of the <i>Duaranga Shire Planning Scheme 2007</i> .
Development consistent with an approved plan of development.
All aspects of development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for the purpose of that undertaking by way of: <ul style="list-style-type: none"> <li>(a) development of any description at or below the surface of the ground</li> <li>(b) the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structures or erections required in connection with the station</li> <li>(c) the installation or erection of an electricity distribution or supply network (and any components of such a network) which operates at voltages up to and including 33 kilovolts, excluding new substations.</li> </ul>

## Schedule 2: Definitions

### Use Definitions

#### Business Uses

##### Business

Means the use of premises used for administration, clerical, technical, professional, medical or veterinarian services or other business activities where the making, selling or hiring of goods on the premises is incidental.

##### 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.

##### Fast food premises

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

##### Garden centre

Premises used for the display and retail sale of gardening and landscape products and supplies. The term includes the propagation and sale of plants and the sale of seeds, pots, gardening tools, pre-packaged landscaping products (such as fertilisers, potting mix, mulch and stones) outdoor

furniture and lighting, letterboxes, garden ornamentation, and literature on gardening. The use may include and ancillary coffee shop or cafe.

##### Hardware and trade supplies

Premises used for the display, sale, and hire of hardware and trade supplies household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

##### Home based business

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

- » the floor area used specifically for the home business does not exceed 50m<sup>2</sup>
- » any visitor accommodation does not exceed 4 visitors
- » there is no hiring out of materials, goods, appliances or vehicles
- » there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a house
- » 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.

##### Hotel

Means the use of premises for the sale of liquor for consumption on or off site, and may include short-term accommodation, dining and entertainment facilities. The

term does not include Non-resident worker accommodation or Short-term accommodation.

##### 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 or hire yard

Premises used for the display, sale, hire or lease of any construction or industrial plant and equipment, agricultural machinery, motor vehicles, boats, trailers, other demountable or transportable structures and the like, to the public, where the use is conducted wholly or predominantly outdoors. The term includes the ancillary maintenance and repair of any of the items to be sold, hired or leased and the ancillary sale or hire of portable tools, machinery or equipment.

##### Produce store

Premises used for display and sale of goods which are normally used in carrying out agricultural uses, including animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies, saddlery, other stock and pet supplies, small scale farm and garden equipment, and the like.

##### Sales office and display home

Means the use of premises, including a caravan or relocatable home structure, used for the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

##### Shop

Means the use of premises for the display, sale or hire of goods to the public. The use includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. Examples include hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies.

##### Short-term accommodation

Means the use of premises comprising primarily accommodation units for short-term accommodation, generally for travellers and visitors, such as a motel or backpackers hostel. 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 Non-resident worker accommodation, Other residential, Hotel, or Tourist park.

**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.

**Service station**

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

**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 short-term accommodation, generally for travellers and visitors, in caravans, self-contained cabins, tents and similar vehicles or structures. The use may include amenity buildings, a kiosk, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Non-resident worker accommodation, Relocatable home park or Short-term accommodation.

**Industrial Uses****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 timer 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 shop, vehicle workshop, sign writing, cabinet making, tyre depot.

**Noxious and hazardous industry**

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 Uses****Caretaker's accommodation**

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

**Community residence**

Any dwelling used for residential purposes where people share communal spaces, who may require assistance or support with daily living needs and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.

**House**

Means a residential use of premises for one household which contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

**Multiple residential**

Means a residential use of premises which contains three or more dwellings.

**Non-resident worker accommodation**

Means the use of premises for accommodating non-resident workers. The use may include provision of dining facilities, kiosk, amenities and recreation facilities for the exclusive use of occupants and their visitors. The term does not include Short-term accommodation or Tourist park.

**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 use may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

**Relocatable home park**

Means the use of premises for long-term residential purposes in relocatable dwellings (whether they are permanently located or not). The use may include amenity buildings, a kiosk, laundry and recreational facilities which cater exclusively for the residents of the premises, a manager's office and residence. The term does not include Non-resident worker accommodation, Tourist park or Short-term accommodation.

**Service, Community and Other Uses****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. The term includes a travelers rest area.

**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.

**Crematorium**

Means the use of premises for cremating human corpses after death. The term does not include a funeral parlour or cemetery.

**Community facility**

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

**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 service**

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*.

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

- » A telecommunications tower more than 5m in height
- » An equipment shelter of more than 7.5m<sup>2</sup> in area and 3m in height.

**Sport, Recreation and Entertainment Uses****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 sport, entertainment 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 used for any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outside of a building.

The use includes such typical premises as outdoor public swimming pools, golf courses and driving ranges, outdoor courts and sportsground, 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, incidental vehicle parking and other public conveniences. The term does not include a Car park or Tourist attraction.

**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.

**Basement**

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

**Building height**

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

**Contaminated Land Register**

As defined in the *Environmental Protection Act 1994*.

**Development scheme**

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

**Dwellings per hectare**

Dwellings per hectare should be calculated on a 'net residential density basis' including internal local roads, local neighbourhood parks and half the area of adjoining local roads within the base land area.

Areas not in the residential zone (such as the environmental zone) should not be included in density calculations. Some areas within the development scheme will however be calculated on a 'site density' basis as no local roads or neighbourhood parks will be provided within the site.

**Dwelling unit**

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

- (a) food preparation facilities
- (b) a bath or shower
- (c) a toilet and wash basin.

The term includes works ancillary to a dwelling.

**Ecological sustainability**

As defined in the *Sustainable Planning Act 2009*.

**Environmental Management Register**

As defined in the *Environmental Protection Act 1994*.

**Filling or excavation**

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

**Ground level**

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

**Gross floor area**

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

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

**High water mark**

Refers to the ordinary high water mark at spring tides.

**Larger-scale Non-Resident Worker Accommodation**

Means Non-resident worker accommodation providing more than 100 rooms, or if located on a particular lot, would contribute to a cumulative total of more than 100 rooms on that and adjoining or opposing lots.

**Material change of use**

As defined in the *Sustainable Planning Act 2009*.

**Mezzanine**

An intermediate floor within a room.

**Minor building or demolition work**

Means:

- (a) Internal building or demolition work
- (b) External building work up to 25m<sup>2</sup> for roofs over existing decks or paved areas, sun hoods, carports and the like
- (c) Building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this development scheme.
- (d) Raising a house where the resultant height does not exceed 9m.

**Noise sensitive use**

Means any of the following: House, Multiple residential, Other residential, Childcare

centre, Community facility, Hospital or Place of assembly.

**Non-resident worker**

Means workers who reside in areas for extended periods when employed on projects directly associated with mining, major industry or major infrastructure, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.

**Operational work**

As defined in the *Sustainable Planning Act 2009*.

**Plan of development**

Means the Plan of Development as defined in the relevant ULDA guideline.

**Plot ratio**

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

**Private open space**

An outdoor area for the exclusive use of occupants.

**Public benefit**

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

**Public housing**

As defined in the *Sustainable Planning Act 2009*.



**Public realm**

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

**Reconfiguring a lot**

As defined in the *Sustainable Planning Act 2009*.

**Residential infill development**

Residential infill means

- » Reconfiguring a lot less than 2,000m<sup>2</sup> for residential purposes
- » Development for a House on a lot less than 450m<sup>2</sup> and
- » Development for Multiple residential.

**Secondary Dwelling**

Means a dwelling on a single lot in addition to the primary dwelling, within the definition of a house described herein.

**Sensitive uses**

Means any of the following Home based business, House, Multiple residential, Other residential, Relocatable home or caravan park, Caretakers accommodation, Car park, Child care centre, Community facility, Educational establishment, Club, Indoor sport entertainment and recreation, Outdoor sport and recreation, Park.

**Setback**

The shortest distance measured horizontally from the outermost projection of the building

or structure to the vertical projection of the boundary lot.

**Significant vegetation**

Refers to vegetation whether living or dead, including their root zone<sup>7</sup> that is:

- (a) all marine plants
- (b) all trees with a diameter of equal to or greater than 60cm when measured at 1 metre above ground level.

Note: does not include species listed as pest vegetation by the State or local government.

**Site cover**

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

**Storey**

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

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

<sup>7</sup> The root zone is the area of ground and to a depth of 1m below the surface which is covered by the vertical projection of the canopy and includes roots on and above the soil surface.

**Total use area (for calculating parking provision)**

Means the total area in square metres used for a purpose and includes all area for each storey, display areas, storage, outdoor dining areas and entrances, but excludes car parking areas, access driveways and landscaped areas.

**Urban design**

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

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