



Ooonba  
Urban Development Area  
**Proposed Development Scheme**

## Oonoonba Urban Development Area Development Scheme

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## 1.1 The Urban Land Development Authority

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

The role of the ULDA is to facilitate:

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

The ULDA works with local governments, 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 Oonoonba Urban Development Area (UDA) was declared by regulation on 23 April 2010.

### 1.3 Purpose of the development scheme

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

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

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

## 1.4 Elements of the development scheme

The Oonoonba UDA Development Scheme consists of:

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

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

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

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



## 2.1 Location

The Oonoonba UDA covers 83 hectares of land in the suburb of Oonoonba, about 3.5kms south of the Townsville City Centre.

The Oonoonba UDA is a promontory bounded by the Ross River to the west and north, a rail corridor and Abbott Street road corridor to the east, and the suburb of Idalia to the south. The site was formerly used as a Queensland Government cattle and research station.

The Oonoonba UDA is in a prime location for low-to-medium density residential and mixed use development, offering:

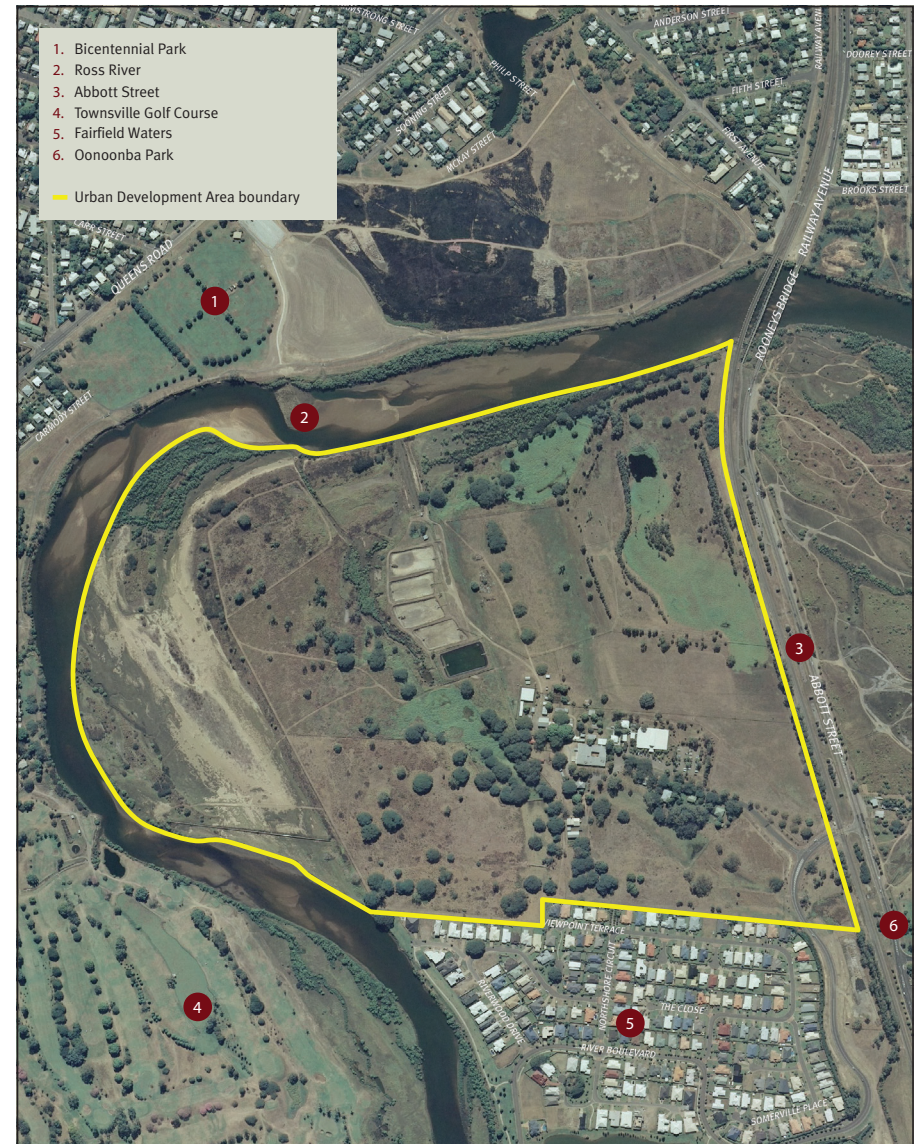
- » convenient connections to existing and planned major transport networks servicing Townsville from the south
- » substantial existing service infrastructure
- » significant shade and other trees, suitable for retention in public parks and open space
- » the opportunity to open up public access to the Ross River for new residents and residents of neighbouring areas
- » the opportunity to provide new local services to adjacent and nearby residential areas
- » suitable land for a wide range of housing types, styles and prices
- » convenient cycling to the City Centre
- » views of Castle Hill, a prominent Townsville landmark.

## 2.2 Vision

The Oonoonba UDA will become a model residential neighbourhood distinguished by:

- » a range of housing options suited to the local environment and the particular needs of the Townsville community
- » a neighbourhood centre that provides a community focus and features innovative and varied forms of residential and non-residential uses
- » residential areas offering a range of building heights and densities, complementary non-residential uses and uses that combine living and working
- » strong links to and promotion of access to the Ross River for both residents of the UDA and Townsville generally
- » views of Castle Hill, a prominent Townsville landmark
- » pedestrian and cycle networks that connect important destinations within the UDA, and nearby suburbs and the Townsville City Centre beyond the UDA
- » retention of significant existing trees as important features in public places
- » acknowledging the site's indigenous heritage and history of military use.

Map 1: Oonoonba UDA boundary



The UDA will:

*House the future by:*

- » creating residential and mixed use areas with a range of densities, types, designs, prices, home ownership and rental options to deliver a range of housing choices for low to moderate income families, key workers, singles, couples, first home buyers and retirees
- » providing a variety of housing types that cater for the changing needs of the Townsville community.

*Be a connected place by:*

- » locating the neighbourhood centre on higher ground at the entry to the UDA to establish its prominence and create a community focus
- » framing the neighbourhood centre with mid-rise medium density housing and small-scale mixed uses to maximize activity in the centre and accessibility to services
- » facilitating a street pattern and pathways, that link parks to the river and support local trips to nearby schools and shops
- » opening vistas to Castle Hill, through the street pattern and other elements, which visually connect the UDA to the city and surrounding suburbs
- » using street treatments to reinforce a clear hierarchy of pedestrian and cycle routes.

*Manage environmental values by:*

- » retaining significant trees in public areas
- » enhancing the marine habitat, preserving the river sandbank
- » applying best practice water sensitive urban design
- » striking a balance between natural and built elements considering land form, climate and ecology to maximise environmental conservation, amenity and contribute to the desired landscape character.

*Be a liveable community by:*

- » providing employment opportunities in the neighbourhood centre, and also in home based businesses in residential areas, such as micro-small businesses and service industries
- » providing access to the Ross River by creating shaded and cool places to rest and relax, and paths to walk and ride along the river banks
- » establishing a civic-style neighbourhood park to the east of the neighbourhood centre, and another park to the west, to provide places for the community to gather, relax and play under the shade of many of the site's existing rain, fig and other feature trees

- » ensuring street patterns, the location of open spaces and planting, and the orientation and design of buildings and openings, capture and channel cooling breezes, particularly from the north-east
- » identifying opportunities to recognise the site's indigenous heritage and history of military use
- » drawing on the site's landform and existing vegetation to create a distinctive neighbourhood which reinforces the existing landscape character and enhances local amenity
- » exploring new forms of tropical architecture appropriate for the Townsville context
- » promoting community health and wellbeing through a neighbourhood design that supports a healthy and active lifestyle
- » ensuring development is sensitive to the environment by using, where possible, efficient sources of energy and waste disposal
- » providing necessary community, social and cultural infrastructure
- » recognising opportunities to use existing buildings on the site.

*Be a good neighbour by:*

- » addressing interfaces between new uses in the UDA and existing residential areas.

*Be a safe place to live by:*

- » locating housing to overlook open space and paths to improve surveillance and personal safety
- » ensuring land is rehabilitated and removed from the Environmental Management Register or Contaminated Land Register prior to works or sensitive uses commencing.

*Promote planning and design excellence by:*

- » becoming a modern, resilient and adaptable urban area that promotes connectivity, safety and accessibility whilst recognising what is important to the Townsville community
- » embracing a Queensland building style that is in keeping with a tropical context.

## 2.3 Structure Plan

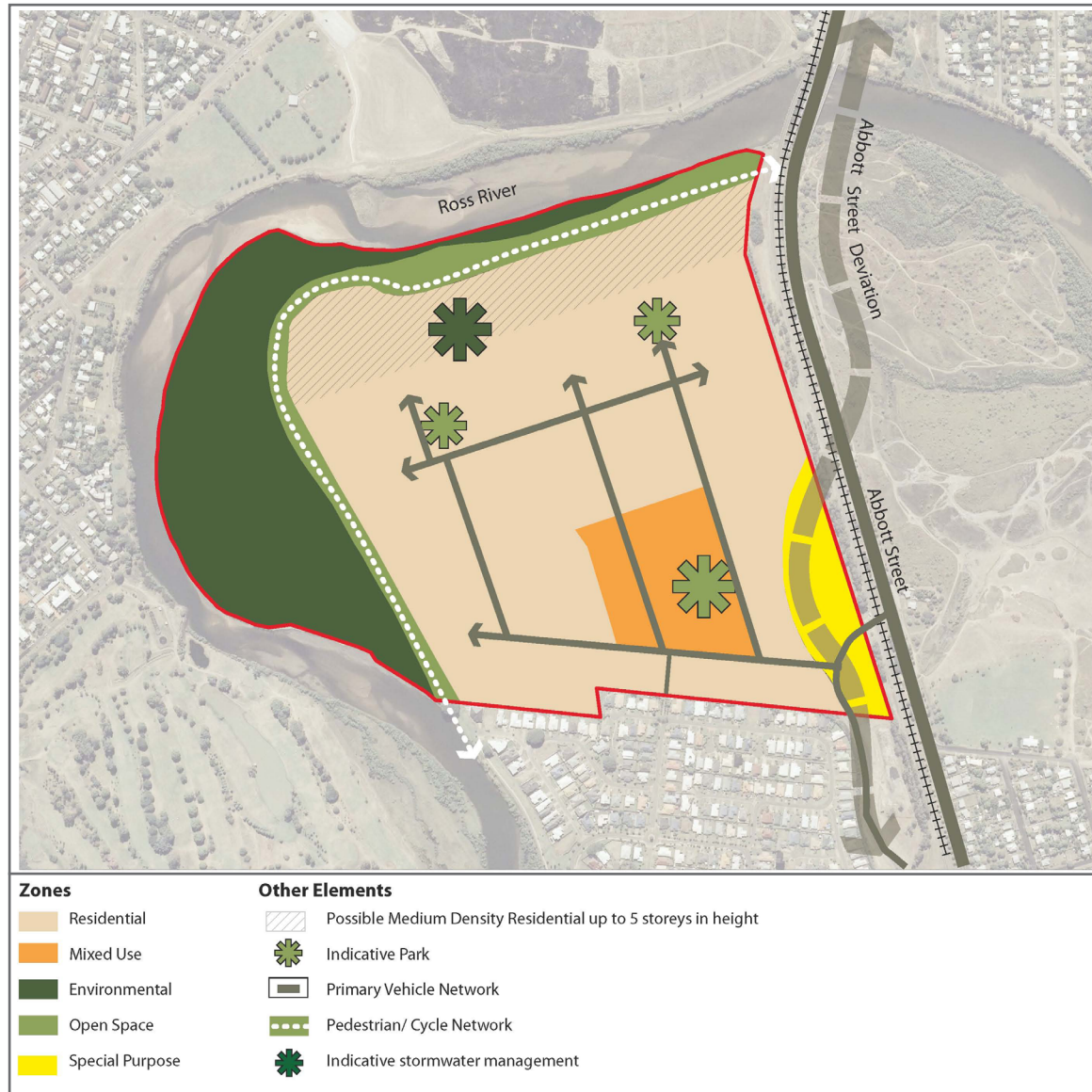
The Structure and Zoning Plan (refer to Map 2) for the Oonoonba UDA illustrates:

- » preservation of the Ross River bank along the northern boundary and the sand bank along the western and northern boundaries of the UDA
- » a riverside park on the south western boundary where the high ground meets the river, visible and accessible from the major boulevard off Lakeside Drive
- » an esplanade along the western and northern edges of the high ground from Fairfield Waters through to Abbott Street that is entirely accessible to the public and suitable for both walking and cycling



- » evenly distributed, well-connected and accessible neighbourhood and pocket parks, creating a useable public open space network within easy walking and cycling distance of every residence
- » a simple street grid structure, suitable for public transport, with a central spine looking towards Castle Hill
- » a neighbourhood centre including a significant neighbourhood park framed by community, commercial, retail, medium-density residential and small scale mixed use
- » retention of existing rain, fig and other feature trees, where possible, in parks, streets and other open space areas
- » indicative location for flood and stormwater management
- » the allocation of land for the possible future Abbott Street deviation, incorporating an overpass over the railway line.

**Map 2: Ooononba UDA structure and zoning plan**



3.1 Purpose of the land use plan

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

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

3.2 Development assessment procedures

3.2.1 Land use plan

- The land use plan:
- (i) identifies the vision for the Oonoonba UDA, and
  - (ii) states the requirements for carrying out development to achieve the vision for the UDA.

3.2.2 UDA vision

- The vision:
- (i) seeks to achieve for the UDA the purposes of the Act, and
  - (ii) provides the basis for the UDA development requirements.
- The UDA vision is spatially represented in Map 2.

3.2.3 UDA development requirements

- The UDA development requirements are expressed through:
- (i) development criteria for the whole UDA (UDA-wide criteria)
  - (ii) Oonoonba UDA Structure and Zoning Plan
  - (iii) development provisions for a specific zone (Zone intent)
  - (iv) tables specifying the level of assessment for development for each zone (level of assessment table).

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



### 3.2.4 Levels of assessment

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

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

### 3.2.5 Development consistent with the land use plan

UDA self-assessable development which complies with applicable development requirements is consistent with the land use plan.

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

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

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

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 for UDA assessable development to be undertaken.

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

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

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

### 3.2.6 Consideration in principle

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

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

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

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

The ULDA when considering a UDA development application:

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

### 3.2.7 Land not included in a zone

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

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

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

### 3.2.8 Notification requirements

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

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

### 3.2.9 Relationship with local government planning scheme and SPA

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

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



### 3.3 UDA-wide criteria

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

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

The Oonoonba UDA-wide criteria cover the following topics:

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

For more detail on how to comply with the requirements listed below refer to guidelines issued by the ULDA<sup>1</sup>.

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

#### 3.3.1 Housing and community

The UDA delivers housing affordability and choice.

Residential neighbourhoods:

- » deliver a minimum of 50 percent of all dwellings across the UDA available for purchase at or below the median house price for Townsville
- » deliver a minimum of 40 percent of all dwellings available to purchase or rent to low to moderate income households for Townsville
- » deliver 10% of all dwellings as accessible housing to meet the changing needs of people and households over time
- » contribute to housing choice by providing a range of housing types.

#### 3.3.2 Neighbourhood, block and lot design

The UDA delivers development designed to:

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

Neighbourhood planning and design:

- » gives the neighbourhood a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly legible street networks, open space and use of streetscape elements
- » delivers appropriate scale of development
- » incorporates principles for crime prevention through environmental design (CPTED)
- » identifies appropriate areas for multiple residential 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

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

The public realm of civic spaces, parks, plazas, footpaths, urban streets and other shared community spaces, notably in and around the neighbourhood centre, 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.

Adequate lots for non-residential or mixed use development are provided in appropriate locations to facilitate business and employment generation, taking into account:

- » the need for businesses and home based businesses to be located in and around the neighbourhood centre
- » opportunities for businesses and home based businesses with vehicular access via rear lanes
- » the capacity on mixed use lots to effectively change between mixed uses and housing.

### 3.3.3 Street design and parking

The UDA delivers:

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

Street network planning and design:

- » connects to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic

- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » provides movement networks for vehicles, pedestrians and bicycles that have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area, and maximise public transport effectiveness
- » provides for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key city-wide, 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.

Planning and design of vehicle access and parking ensures:

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

Car parking is provided for business, retail and community and service uses as follows:

- » 1 space per 30m<sup>2</sup> of gross floor area
- » minimum 50% of car parking spaces provided on site, the balance of car parking spaces may be provided in close proximity to the site where appropriate.

Car parking is provided for Multiple Residential at a rate of 1 space per dwelling unit.

Variations to car parking provision may be appropriate in close proximity to public transport stops.

### 3.3.4 Environment and sustainability

The UDA delivers:

- » minimal emissions to land, water and atmosphere
- » efficient use of land and resources
- » protection of amenity, ecological values and natural systems including the marine habitat and sandbank of the Ross River.

The design, siting and layout of development:

- » minimises adverse impact on the environmental values of the receiving waters and appropriately manages stormwater
- » minimises adverse impacts on natural landforms and visual amenity of the site
- » 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 enhance marine habitat within the bed and banks of the Ross River including the western sandbank
- » incorporates leading energy efficiency<sup>2</sup> 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 Oonoonba UDA
- » demonstrates consistency with current best practice for the identification and management of acid sulfate soils
- » appropriately manages mosquito breeding areas
- » development will achieve an appropriate level of flood immunity.

During construction, adverse impacts on amenity are minimised.

<sup>2</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

The Oonoonba UDA is divided into five zones. The location and boundaries of the zones are shown on Map 2: Oonoonba UDA structure and zoning plan.

#### 3.4.1 Residential Zone intent

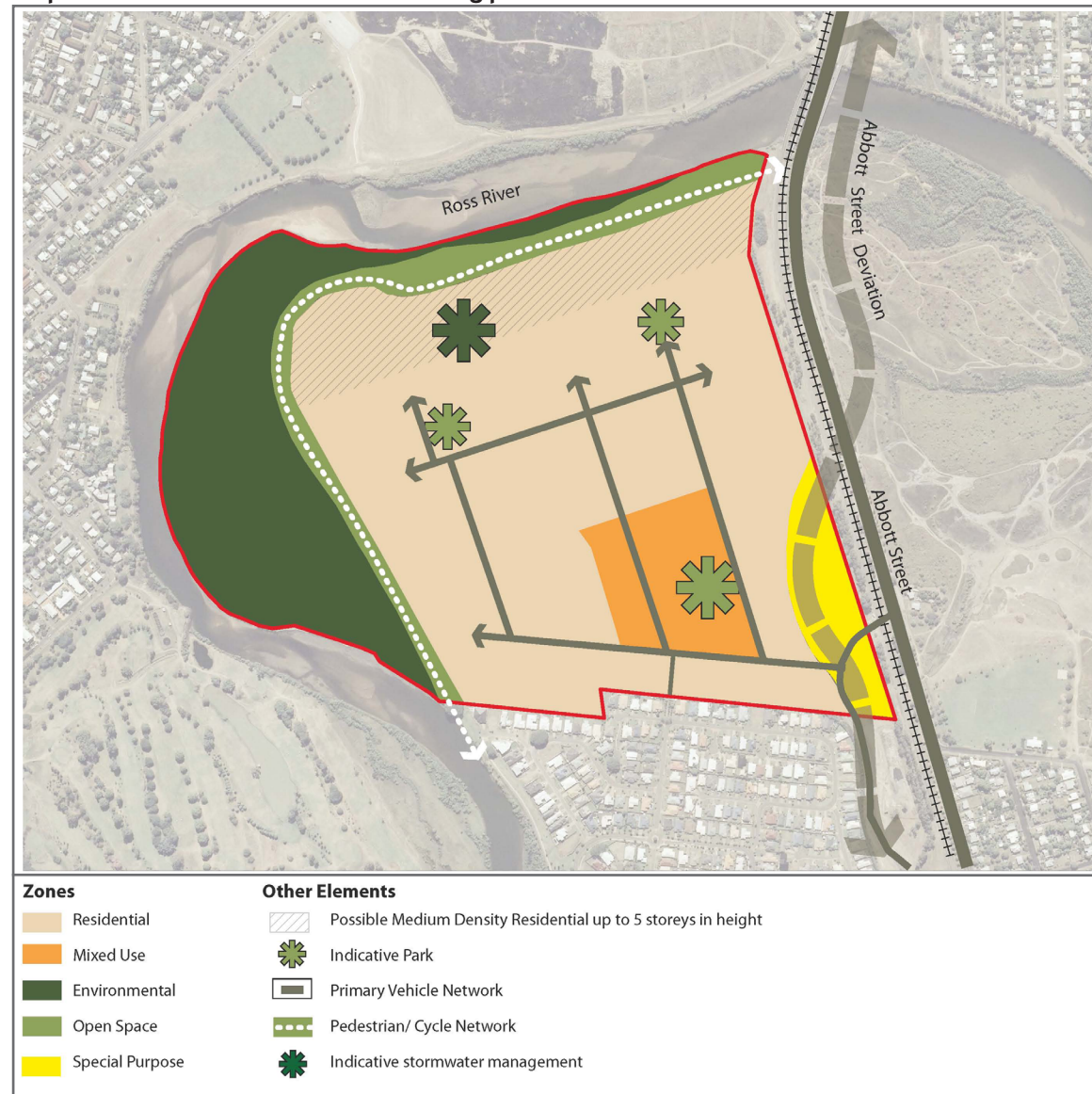
The Residential Zone caters for a range of residential types including Houses, Multiple Residential, Other Residential and Home Based Businesses.

Non-residential land uses including Business, Retail and Community and Service uses, may be suitable in the Residential Zone. However, these uses are only appropriate if residential character and amenity are maintained and the use caters only for the needs of the immediate community and does not undermine the viability of uses in the Mixed Use Zone or nearby retail centres.

Building height and density for residential uses are generally up to three storeys and 30 dwellings per hectare. However, in the northern part of the residential zone as shown on Map 2, building heights of up to five storeys and densities up to 150 dwellings per hectare are appropriate.

A variety of parks will be provided within the zone, including: a neighbourhood riverside park in the south west, a small neighbourhood park in the north west, a small neighbourhood park around the historical bomb crater in the north east, and a larger neighbourhood park near the Mixed

Map 2: Oonoonba UDA structure and zoning plan





Use Zone. Existing trees and other natural vegetation will be retained where possible within all parks in the zone.

The Residential Zone includes land that will be required for flood and stormwater management.

### 3.4.2 Mixed Use Zone intent

The Mixed Use Zone caters for a range of Business, Retail, Residential, Sport Recreation and Entertainment, Industrial and Service and Community uses.

Building height and density for the Mixed Use Zone are generally 5 storeys and 150 dwellings per hectare.

The Mixed Use Zone is intended to incorporate a neighbourhood centre, including a significant neighbourhood park framed by Multiple Residential, Business, Retail and Community and Service uses.

The neighbourhood centre is intended to provide a focal point for the Oonoonba residential area as well as the neighbouring residential community of Fairfield Waters. Residential shop-top housing is encouraged above Business and Retail uses generally in the southern part of the neighbourhood centre, close to the main entrance road.

Community and Service uses may be developed within existing buildings in the northern part of the neighbourhood centre.

Small lot mixed uses are appropriate throughout the zone.

The neighbourhood centre is also intended to include a neighbourhood park with pedestrian and cyclist connections through to other parks and open spaces in the vicinity of the neighbourhood centre. Ideally this park will be framed by mid-rise medium density housing, small-scale mixed uses and home-based businesses.

Existing buildings and infrastructure are intended to be utilised to their maximum potential and existing feature trees will be retained where possible throughout the zone.

A public transport stop should also be provided in association with the neighbourhood centre.

A central neighbourhood park will be provided within the zone. Existing trees and other natural vegetation will be retained where possible within the park.

### 3.4.3 Open Space Zone intent

The Open Space Zone caters for the Ross River esplanade and includes a range of publicly accessible outdoor recreation spaces and uses such as parks, pedestrian pathways and cycleways.

Buildings and structures may include picnic amenities, children's playgrounds, facilities for spectators, club buildings and associated off-street parking.

Existing trees and natural features will be retained where possible.

### 3.4.4 Environmental Zone intent

The purpose of the Environmental Zone is to maintain or enhance the natural functions and habitats of the Ross River along the boundary of the UDA.

It is also intended that the zone provide for the possibility of constructing structures such as boardwalks and pathways where located and designed to avoid adverse impacts on the marine environment or the need for revetment or stabilisation works.

### 3.4.5 Special Purpose Zone intent

The Special Purpose Zone is primarily intended to be utilised for land required to construct the Abbott Street deviation.

However, if it should be determined the land is not required for transport purposes it is intended that it be used for residential purposes consistent with the Residential Zone.

## Level of assessment table

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

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development
<b>In the Mixed Use Zone</b>		
Development specified in Schedule 1 except if the land is on the Environmental Management Register or Contaminated Land Register.	<p>Making a material change of use for a House on a lot greater than 450m<sup>2</sup> except if the land is on the Environmental Management Register or Contaminated Land Register.</p> <p>If consistent with an approved Plan of Development and the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> <li>1. Making a material change of use for: <ol style="list-style-type: none"> <li>a. House</li> <li>b. Multiple residential</li> </ol> </li> <li>2. Carrying out operational work, other than that specified in Schedule 1, for: <ol style="list-style-type: none"> <li>a. Filling or excavation</li> <li>b. Reconfiguring a lot.</li> </ol> </li> </ol> <p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i> except if the land is on the Environmental Management Register or Contaminated Land Register.</p>	All development, including development not defined in Schedule 2, other than development mentioned in Column 1 or Column 2.
<b>In the Open Space Zone</b>		
Development specified in Schedule 1 except if the land is on the Environmental Management Register or Contaminated Land Register.	Nil	All development, including development not defined in Schedule 2, other than development mentioned in Column 1 or Column 2.
<b>In the Special Purpose Zone</b>		
Development specified in Schedule 1 except if the land is on the Environmental Management Register or Contaminated Land Register.	Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i> .	All other development, including development not defined in Schedule 2, other than development mentioned in Column 1 or Column 2.
<b>In the Environmental Zone</b>		
Nil	Nil	All development consistent with the maintenance or enhancement of the marine habitat within the bed and banks of the Ross River and the construction of pathways and boardwalks.



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

Infrastructure charges will be based on Townsville City Council's applicable infrastructure charging document for the area in force at the time of declaration of the UDA. These charges will be indexed each year by the five year rolling average of the Queensland Roads and Bridges Index.

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

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

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

Listed below is infrastructure currently identified for the Oonoonba UDA.

Infrastructure	Description of works
Parks	New neighbourhood parks.
Walking and cycling tracks	Connection from the existing pedestrian path/cycleway in Fairfield Waters, with a new pedestrian path/cycleway along the Ross River esplanade to Abbott Street.
	Pedestrian pathway from the end of carriageway in Viewpoint Terrace into the street network in the UDA.
Roads and streets	Upgrading, including additional carriageways and signalisation of Lakeside Drive at the entry to the UDA.
	Upgrading of the Abbott Street and Lakeside Drive intersection including additional turning lanes.
	Construction of Twinview Place to connect into the street network in the UDA.
	New roads and streets to service the community in the UDA.
	Footpath upgrades to external facilities.
Water supply and sewerage	Water and sewerage services for the development that connect to existing networks.
Stormwater management	New works linking with external stormwater management works.
Community facilities	Community facilities identified in consultation with the Townsville community, and local and state government agencies (may include refurbishment of existing on-site buildings).

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

Implementation mechanisms	Relevant purpose of the Act
<b>Preparing a UDA development application</b>	
<ul style="list-style-type: none"> <li>» ULDA guideline no. 01 Residential 30</li> <li>» ULDA Accessible Housing Guideline</li> <li>» ULDA Environment and Sustainable Development Guideline</li> <li>» ULDA Affordable Housing Strategy</li> </ul>	<ul style="list-style-type: none"> <li>» Provision of a range of housing options to address diverse community need.</li> <li>» Provision of an ongoing availability of affordable housing options for low to moderate income households.</li> <li>» Planning principles that give effect to ecological sustainability and best practice urban design.</li> </ul>
<b>Development assessment process</b>	
<ul style="list-style-type: none"> <li>» Development Assessment Supplementary Guide</li> <li>» Development Assessment Certification Procedures Manual</li> </ul>	<ul style="list-style-type: none"> <li>» Availability of land for urban purposes.</li> </ul>
<b>Provision of infrastructure</b>	
<ul style="list-style-type: none"> <li>» Identifying third party funding opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>» Provision of infrastructure for urban purposes.</li> </ul>
<ul style="list-style-type: none"> <li>» Determining in consultation with DTMR, upgrading and/or contributions to upgrading of state controlled roads in the vicinity of the UDA.</li> </ul>	<ul style="list-style-type: none"> <li>» Provision of infrastructure for urban purposes.</li> </ul>
<ul style="list-style-type: none"> <li>» Identifying in consultation with Townsville City Council, State agencies and community organisations opportunities to accommodate small community and cultural groups within the UDA.</li> </ul>	<ul style="list-style-type: none"> <li>» Provision of infrastructure for urban purposes.</li> </ul>
<b>Riverbank Management</b>	
<ul style="list-style-type: none"> <li>» Investigate options for the maintenance or enhancement of the marine environment of the bed and banks of the Ross River particularly the western sand bank.</li> </ul>	<ul style="list-style-type: none"> <li>» Planning principles that give effect to ecological sustainability and best practice urban design.</li> </ul>
<b>Community engagement</b>	
<ul style="list-style-type: none"> <li>» Factsheets, newsletters, letterbox drops, newspapers</li> <li>» Working with Townsville City Council, State and Federal agencies and community organisations to deliver a coordinated education and training program within the UDA.</li> </ul>	<ul style="list-style-type: none"> <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>

Implementation mechanisms	Relevant purpose of the Act
<b>Key stakeholder consultation</b>	
<ul style="list-style-type: none"> <li>» Working with the Townsville City Council and State and Federal agencies to identify and resolve issues.</li> <li>» Working with the development industry to identify opportunities for collaboration and innovation to achieve superior planning and design outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>» Availability of land for urban purposes.</li> <li>» The provision of a range of housing options to address diverse community need.</li> <li>» Provision of infrastructure for urban purposes.</li> <li>» Planning principles that give effect to ecological sustainability and best practice urban design.</li> <li>» Provision of an ongoing availability of affordable housing options for low to moderate income households.</li> </ul>



## 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 31 March 2000.
Making a material change of use of premises for a class 1 or 2 building under the Building Code of Australia (BCA) part A3, if the use is for providing support services and short term accommodation for persons escaping domestic violence.
<b>Reconfiguring a lot</b>
Reconfiguring a lot under the <i>Land Title Act 1994</i> , if the plan of subdivision necessary for the reconfiguration is: <ul 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: <ul 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> </ul> </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> </ul>
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 Townsville City 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
Placing an advertising device on premises.
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.
<b>Plumbing or drainage work</b>
Carrying out plumbing or drainage work.
<b>All aspects of development</b>
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.
All aspects of development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for the purpose of that undertaking by way of:
(a) development of any description at or below the surface of the ground
(b) the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structures or erections required in connection with the station
(c) the installation or erection of an electricity distribution or supply network (and any components of such a network) which operates at voltages up to and including 33 kilovolts, excluding new substations.

## Schedule 2: Definitions

### Use Definitions

### Commercial Uses

#### Business

Means the use of premises used for administration, clerical, technical, professional, medical or veterinarian services or other business activities where no goods or materials are made, sold or hired on the premises.

#### 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.

### Industrial Uses

#### Service industry

Premises used for a small scale, low impact industrial activity which is intended to provide services to the general public or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site including:

making of the following:

- » artificial flowers
- » bread, cakes and pastry
- » dental prostheses

- » fashion accessories
- » garments
- » jewellery
- » optical goods, being spectacles and the like
- » soft furnishings
- » toys.

assembling the following from components manufactured elsewhere:

- » aids and appliances for people with disability
- » audio-visual equipment
- » barbeques
- » blinds
- » furniture
- » portable domestic electrical appliances
- » domestic light fittings and accessories
- » scientific instruments
- » sports equipment, other than ammunition, vehicles and watercraft
- » television and video equipment.

repairing and servicing the following:

- » blinds
- » cameras or other photographic equipment
- » canvas goods, tents and camping
- » soft goods
- » computers and computer equipment
- » electronic instruments and equipment
- » garments

- » mowers, including motor mowers and portable gardening equipment
- » optical goods, being spectacles and the like
- » domestic electrical appliances
- » power and other tools
- » scientific instruments.

providing the following services:

- » book binding
- » car washing
- » document duplicating or copying or photocopying
- » engraving by hand
- » laboratory facilities
- » locksmith services
- » photographic film processing
- » picture framing
- » plan printing
- » restoration of small articles of a personal or domestic nature, works of art
- » studio facilities for film, theatre or television.

The term does not include any other industrial use.

#### 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

#### Home based business

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

- a. the floor area used specifically for the home business does not exceed 50m<sup>2</sup>
- b. any visitor accommodation does not exceed 4 visitors
- c. there is no hiring out of materials, goods, appliances or vehicles
- d. there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a house
- e. the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

#### House

Means the use of premises for residential purposes where on its own lot and used as one self contained dwelling. The term includes a secondary dwelling unit of not more than 60m<sup>2</sup> in floor area.

#### Multiple residential

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



**Other residential**

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.

**Retail Uses****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.

**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.

**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. It also includes hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies.

**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.

**Service and Community Uses****Caretaker's accommodation**

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

**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.

**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.

**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.

The use 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 used 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, vehicle parking and other public conveniences.

### 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 *Sustainable Planning Act 2009*.

### Minor building or demolition work

Means:

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

### Operational work

As defined in the *Sustainable Planning Act 2009*.

### Reconfiguring a lot

As defined in the *Sustainable Planning Act 2009*.

## Administrative Definitions

### Affordable housing

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

### Basement

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

### Building 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:

- » 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*.

### Ground level

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

### Gross floor area

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

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

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

**High water mark**

Refers to the ordinary high water mark at spring tides.

**Mezzanine**

An intermediate floor within a room.

**Noise sensitive use**

Means any of the following:

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

**Plan of Development**

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

**Plot ratio**

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

**Private open space**

An outdoor area for the exclusive use of occupants.

**Public benefit**

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

**Public housing**

As defined in the *Sustainable Planning Act 2009*.

**Public realm**

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

**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>2</sup> that is:

- » all marine plants
- » 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:

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

**Urban Design**

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

<sup>2</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.

