



Greater Flagstone  
Urban Development Area  
**Interim Land Use Plan**

8 October 2010 (Version 1)

# Contents

## **Preliminary..... 1**

1.1 Introduction .....	1
1.2 Background .....	1
1.3 Purpose of the ILUP .....	1
1.4 Relationship with the planning scheme .....	1
1.5 Relationship with other legislation .....	1

## **Strategic context ..... 3**

2.1 The Urban Development Area .....	3
2.2 Vision for the UDA .....	5

## **Development assessment procedures..... 6**

3.1 The elements of the ILUP .....	6
3.2 Precincts .....	6
3.3 Levels of assessment .....	6
3.4 Development consistent with the ILUP .....	6
3.5 Public notification of UDA development application .....	7

## **Precinct intent and balance area ..... 8**

4.1 Precinct 1 .....	8
4.2 Precinct 2 .....	8
4.3 Precinct 3 .....	8
4.4 Balance area .....	9

## **Development requirements ..... 10**

5.1 Housing and community .....	10
5.2 Centre vitality and employment .....	10
5.3 Neighbourhood, block and lot design .....	10
5.4 Building design .....	11
5.5 Infrastructure, street design and parking .....	11
5.6 Environment and sustainable development .....	12

## **Level of assessment for development ..... 13**

## **Infrastructure contributions ..... 17**

## **Schedules..... 18**

Schedule 1: Exempt Development .....	18
Schedule 2: Definitions .....	20

## 1.1 Introduction

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

This ILUP commences on declaration.

## 1.2 Background

The ULDA Act provides for particular parts of the State to be declared as areas called urban development areas.

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

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

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

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

## 1.3 Purpose of the ILUP

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

## 1.4 Relationship with the planning scheme

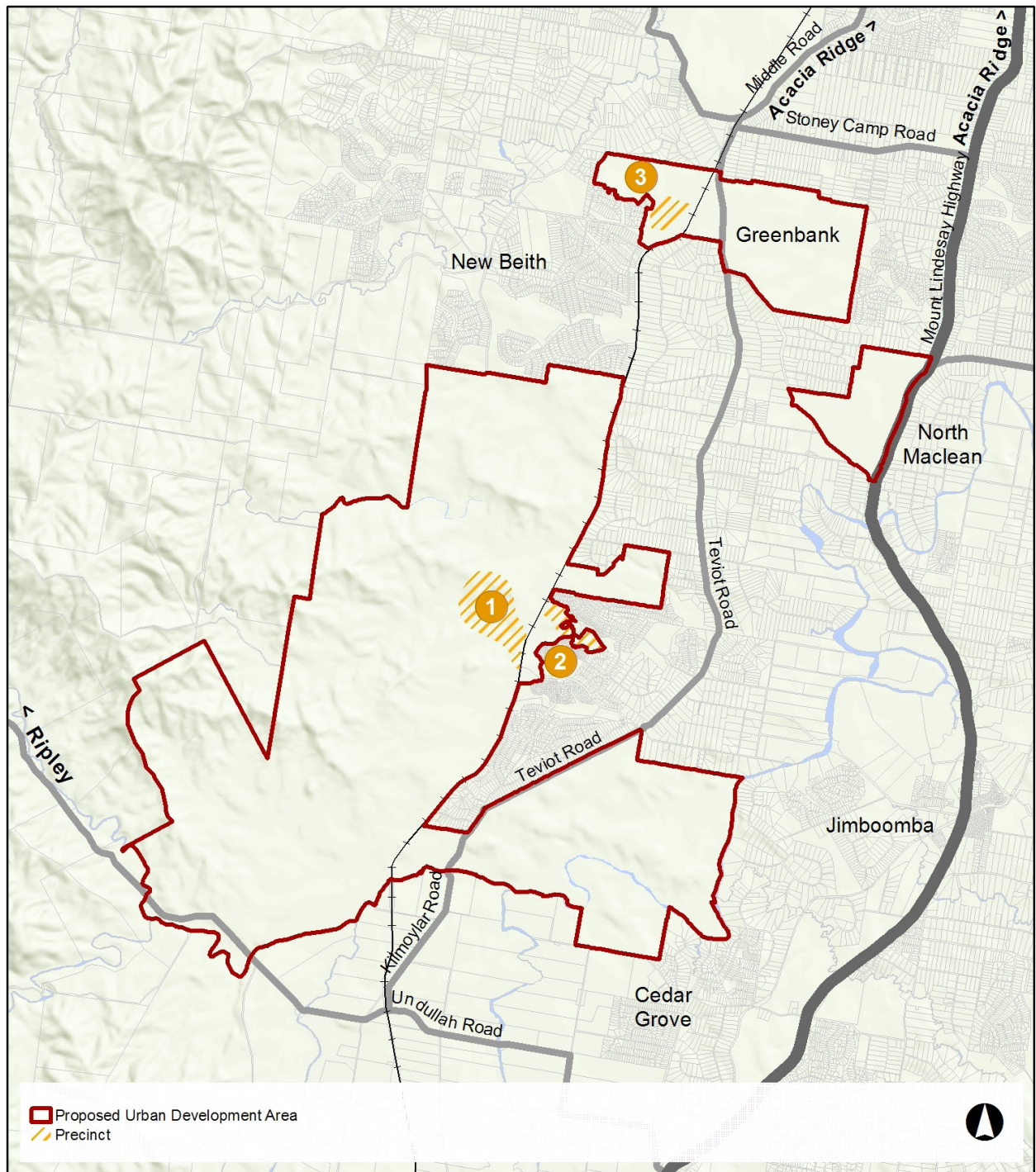
1. This ILUP prevails to the extent of an inconsistency with any of the following instruments:
  - » a planning instrument
  - » a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act.
2. Unless this ILUP specifically applies a provision of a planning scheme, or a plan, policy or code made under SPA or another Act, the ILUP is inconsistent with the provisions of the planning scheme, plan, policy or code.
3. For the purpose of interpreting Table 1 and Schedule 1, the provisions of the planning scheme (including the definitions) must be used to determine development that is specified as Exempt, Self-assessable or Code assessable in the relevant zone in the planning scheme.

## 1.5 Relationship with other legislation

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



Figure 1: Greater Flagstone UDA boundary and precinct



## 2.1 The Urban Development Area

Greater Flagstone UDA was declared by regulation, pursuant to Part 2 Division 1 Section 7 of the ULDA Act. The UDA is one of three new communities in South East Queensland. (See Figure 2)

Greater Flagstone UDA is located in the south-west growth corridor which is one of the largest job and industry growth areas in Australia and offers opportunities for further residential growth to meet the region's affordable housing needs. The UDA is situated west of the Mount Lindesay Highway, along the Brisbane-Sydney rail line in the southern part of the Logan City Council local government area and linked by road east to Jimboomba and north to Park Ridge and Logan Central.

The current population of 3,500 is located in Flagstone East and serviced by a convenience shopping centre, two child care centres, a primary school and a secondary school. The residential development is predominantly rural residential with some recently developed traditional urban lots.

The *South East Queensland Regional Plan 2009-2031* (Regional Plan) identifies Flagstone as a Regional Development Area and Greater Flagstone as an Identified Growth Area. The Regional Plan identifies an additional 70,000 dwellings will be required in the Logan local government area by 2031. Greater Flagstone UDA provides an opportunity to provide approximately 50,000 dwellings to house approximately 120,000 people.

The median income for the Logan area is within the income range identified by the ULDA as requiring affordable housing. A diversity of housing types for purchase and rent will provide affordable housing in the Greater Flagstone UDA for a range of household sizes.

Logan City Council commenced structure planning for Greater Flagstone in April 2009 undertaking a public consultation process on development options for the area. In February 2010 Council resolved to proceed with a centres model for development of the site that supports self-containment and transit-oriented development principles. Further work planned included developing an infrastructure plan and a sequencing strategy.

Studies by the Department of Transport and Main Roads identified the potential to support a passenger rail service which will allow direct connection to the Brisbane metropolitan rail network. Public transport will initially be provided by a bus service that will respond to community growth.

Investigations are underway for upgrading of roads in the area and the proposed Southern Infrastructure Corridor to connect the area east to Yarrabilba and the Pacific Motorway. Outcomes from the Mt Lindesay-Beaudesert Strategic Transport Network Investigation will determine the long-term transport network requirements for east-west and north-south roads, public transport, rail and cycle links to assist this area to service future growth.

The area contains some significant ecological values, in particular koala habitat, and ecological corridors have been retained in Greater Flagstone to protect biodiversity, waterways and ridges.

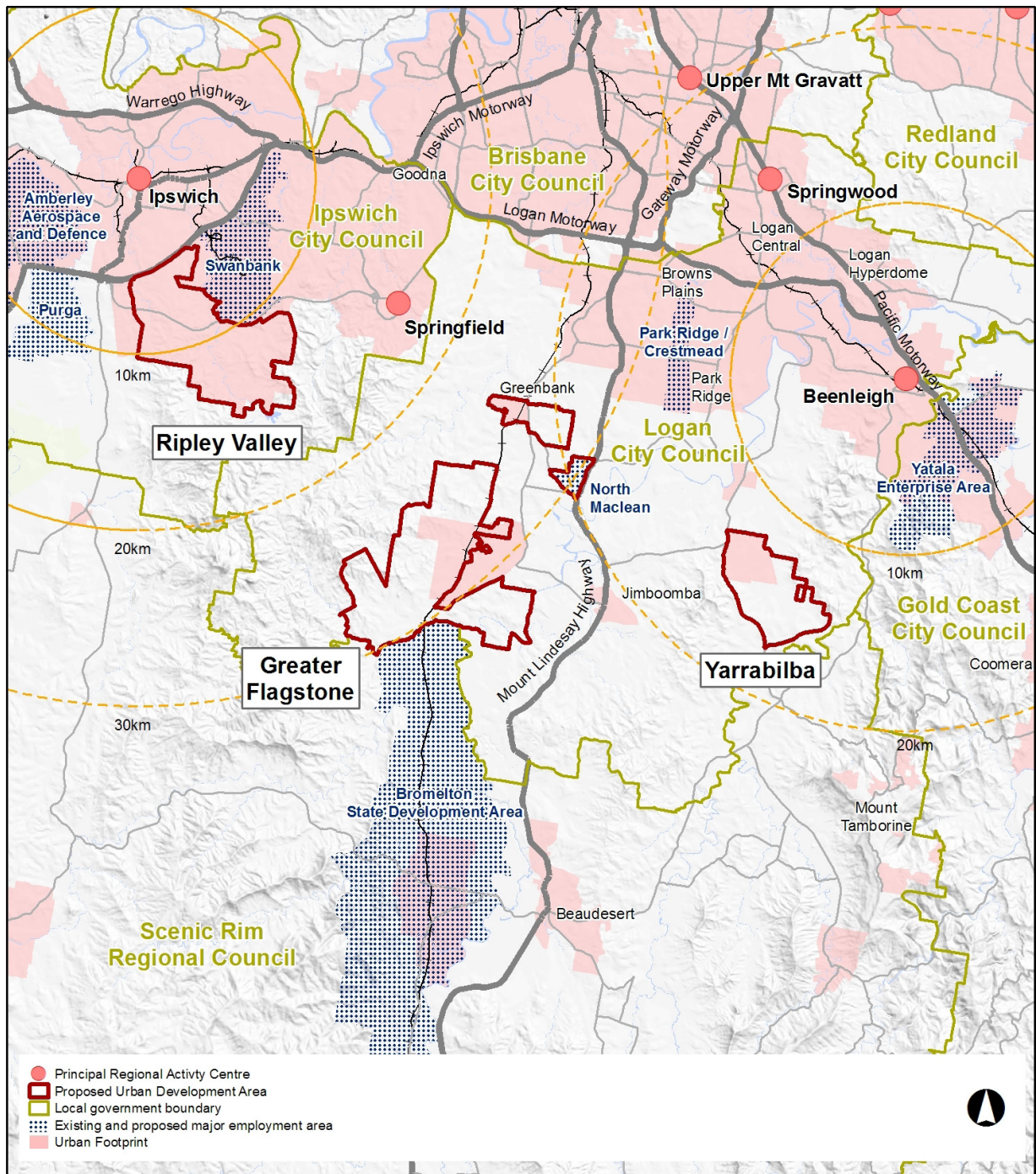
Proposed economic development in the southwestern corridor includes the future development of North Maclean to the north and the State Development Area of Bromelton to the south. Existing employment hubs at Park Ridge and Logan central are connected by road to the UDA and a range of jobs that service the community will ensure a high rate of self-containment and reduce the need for long range commuting.

The existing community infrastructure and networks in Flagstone East provide a base from which to develop the UDA community in partnership with the Logan City Council, State agencies and community organisations. The existing secondary school has established links with training organizations and arranged local employment for students. The wider area is well serviced by tertiary institutions including Griffith University in Meadowbrook, University of Southern Queensland in Springfield and the University of Queensland in Ipswich.

Greater Flagstone UDA will be developed as a compact self-contained community that contributes to the supply of affordable housing, is supported by efficient and sustainable infrastructure and protects and enhances the natural environment.



Figure 2: Greater Flagstone UDA - context map



## 2.2 Vision for the UDA

Greater Flagstone UDA will become a community providing housing for an ultimate projected population of 100,000 to 120,000 people. This will be an affordable, sustainable and connected community demonstrating best practice urban design and sound community development principles.

Strategically located between two future enterprise precincts at North Maclean, in the short term, and the industrial, manufacturing and logistics development planned for Bromelton in the longer term, the area has a potential capacity to deliver 47,000 jobs.

The creation of dynamic activity centres will drive the prosperity and the sustainability of Greater Flagstone. While taking its place within the south-west growth corridor, with easy access to Bromelton and Park Ridge, each centre will provide for economic growth and self-containment of jobs and services.

As a new community, the needs of the UDA residents for supportive facilities and services are diverse, require early identification and timely delivery. The social, recreational and entertainment needs of the community are met through a combination of appropriately resourced existing Logan services and the provision of new services delivered in an integrated manner. This could include multi-purpose facilities located in centres throughout the UDA.

Greater Flagstone transitions from the Logan River/Teviot Brook to Flinders Peak and Round Mountain. This transition coupled with the ecological corridors and creek lines form natural valleys in which urban communities will be created. The urban form of the UDA ensures the ecological values are protected and enhanced and adequate greenspace is provided.

The UDA:

- » delivers sustainable communities that offer housing affordability, diversity, accessibility and choice
- » provides for a range of community facilities and services
- » delivers vibrant neighbourhood centres
- » maximises local employment opportunities
- » maximises connectivity
- » responds to the local climate and landscape features
- » respects and enhances the significant natural assets
- » 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 transit integration
- » promotes best practice in the sustainable management of resources.

### 3.1 The elements of the ILUP

This ILUP contains:

- » a vision for the UDA
- » an intent for the identified precinct and
- » development requirements consisting of:
  - » principles and
  - » requirements

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

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

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

The principles contained in the development requirements:

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

### 3.2 Precincts

The ILUP precedes and is effective until the gazettal of the Development Scheme for a UDA. The vision, intent and development requirements of the ILUP allow identified precincts to be developed immediately following the declaration of a UDA.

Three (3) precincts have been identified within Greater Flagstone UDA. These precincts are shown in Figure 1.

These precincts are identified because:

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

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

### 3.3 Levels of assessment

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

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

#### UDA Self-Assessable Development

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

#### UDA Assessable Development (Permissible)

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

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

#### UDA Assessable Development (Prohibited)

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

#### UDA Exempt Development

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

### 3.4 Development consistent with the ILUP

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

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

Permissible development is consistent with this ILUP where:

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



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

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

## 3.5 Public notification of UDA development application

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

### 4.1 Precinct 1

- Precinct 1 shall be developed in consideration of its future role and function within Greater Flagstone UDA<sup>1</sup> and accommodate future transport corridors<sup>2</sup>.
- The precinct will deliver residential development offering a range of lot sizes and dwelling types (predominantly House and Multiple residential) and achieve a minimum ultimate average net residential density of 15 dwellings per hectare.
- The precinct will accommodate up to 500 residential lots.
- Residential building heights in the order of 9 metres or less are expected.
- The precinct will also deliver pockets of Multiple residential and Other residential achieving a net residential density up to 35 dwellings per hectare. In these pockets, residential building heights in the order of 15 metres or less are expected.
- It is acknowledged that given the scale of development within the UDA the target residential density may not be achieved. In this instance, the UDA development application must demonstrate how this target density can be achieved over a broader area.<sup>3</sup>
- The precinct will initially deliver a Neighbourhood centre which will provide for the needs of the local neighbourhood catchment. Building heights in the order of 12 metres or less are expected. The centre will provide a GFA in the order of:
 

» Retail	1,000m <sup>2</sup>
» Commercial	500m <sup>2</sup>
» Community facility	500m <sup>2</sup>
- The centre is expected to expand in the future to serve the growing catchment and develop a mixed use functionality.
- The precinct will also make provision for an educational establishment.
- The precinct will contribute to the park network.
- The precinct will protect, enhance and provide an appropriate buffer to the natural water course and associated vegetation communities.
- Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
- Infrastructure (including roads, water and sewer infrastructure) required to support the development may

<sup>1</sup> Having regard to the Logan City Council's draft Greater Flagstone Structure Plan - Option 1.

<sup>2</sup> As the planning for the future provision of transport infrastructure is on-going, the ULDA may obtain advice from any public sector entity responsible for the planning for or provision of the infrastructure as to whether the proposed development is likely to constrain the provision of future transport infrastructure or adversely impact on the function or operation of any existing or proposed transport corridors. The ULDA may have regard to any such advice in deciding the development application.

<sup>3</sup> A plan for the precinct that demonstrates how target densities can be achieved, may be submitted with the initial development application.

need to be accommodated outside the precinct.

### 4.2 Precinct 2

- Precinct 2 shall be developed in consideration of its future role and function within the Greater Flagstone UDA<sup>1</sup> and accommodate future transport corridors<sup>2</sup>.
- The precinct will deliver residential development offering a range of lot sizes and dwelling types (predominantly House and Multiple residential) and achieve a minimum ultimate average net residential density of 15 dwellings per hectare.
- The precinct will accommodate up to 300 residential lots.
- Residential building heights in the order of 9 metres or less are expected.
- The precinct will contribute to the park network.
- The precinct will protect, enhance and provide an appropriate buffer to the natural water course and associated vegetation communities.
- Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
- Infrastructure (including roads and water infrastructure) required to support the development may need to be accommodated outside the precinct. This precinct will allow for any short term requirements to upgrade the existing sewerage treatment plant to service the Flagstone community.

### 4.3 Precinct 3

- Precinct 3 shall be developed in consideration of its future role and function within the Greater Flagstone UDA<sup>1</sup> and must accommodate future transport corridors<sup>2</sup>.
- The precinct will deliver residential development offering a range of lot sizes and dwelling types (predominantly House and Multiple residential) and achieve a minimum ultimate average net residential density of 15 dwellings per hectare.
- The precinct will accommodate up to 150 residential lots.
- Residential building heights in the order of 9 metres or less are expected.
- The precinct will contribute to the park network.
- Each lot / dwelling within the precinct must be serviced by essential services including water, sewer, energy, telecommunication conduits and capable of being serviced by public transport.
- Infrastructure (including roads, water and sewer infrastructure) required to support the development may need to be accommodated outside the precinct.

## 4.4 Balance area

The balance area comprises that part of the UDA which requires the further investigation and resolution of a number of issues including, for example infrastructure and the protection of environmental values. These investigations will be undertaken as part of the preparation of the Development Scheme. In the interim, all development in the balance area (unless identified in Schedule 1 or Table 1) is prohibited.

In the longer term Greater Flagstone could accommodate a major centre for residential, employment, and other principal regional activity centre services. It could generate enough demand to support the long-term extension of a public rail corridor between Flagstone and Salisbury.



For more detail regarding how to comply with the specific development requirements listed below refer to guidelines issued by the ULDA<sup>4</sup> and available from the ULDA website [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au).

## 5.1 Housing and community

### Principle

Development delivers sustainable communities that offer housing affordability, accessibility and choice<sup>5</sup>.

### Requirements

Residential neighbourhoods:

- » deliver a minimum of 30% of all dwellings across the UDA available to purchase or rent by a household on the median household income for the local government area<sup>6</sup>
- » deliver a minimum of 5% of all dwellings across the UDA available to purchase or rent by a household on 80% of the median household income for the local government area<sup>8</sup>
- » provide housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and lifecycle needs
- » deliver affordable housing which is designed and located so that it is well integrated into the community
- » deliver accessible housing to meet the changing needs of people and households over time
- » deliver sustainable communities with a strong community identity and access to community facilities and services that meet diverse needs.

Planning and development processes provide opportunities for community engagement.

## 5.2 Centre vitality and employment

### Principle

The UDA delivers:

- » a vibrant town centre complemented by a smaller network of neighbourhood centres
- » a mix of retail, commercial, residential, civic, cultural, community and education uses to meet the needs of the community
- » a high degree of local employment opportunities

<sup>4</sup> Including ULDA guideline no. 01 Residential 30, Accessible Housing and Environment and Sustainable Development guidelines.

<sup>5</sup> Refer to the ULDA Affordable Housing Strategy and Accessible Housing guidelines.

<sup>6</sup> For the purposes of determining median household income the local government area is based on the former Beaudesert Shire Council.

- » appropriate signage.

### Requirements

Centres planning and design:

- » demonstrates best practice urban design
- » creates a high order of mixed use centres providing for residential, retail, business, civic, health, community, park network, public realm, employment, transport, educational, recreational and entertainment which support live/work opportunities
- » creates centres that function with a high level of self containment of retail expenditure and demand
- » provides for a range of community facilities and services to meet the life cycle, cultural and spiritual needs of the local population.

Advertising Devices:

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

Employment, education and training opportunities are provided:

- » which promote self containment through a range of local employment opportunities including the existing employment centres at Logan Central, Park Ridge, Beenleigh and Yatala
- » by working with established institutions to locate education and training facilities in the UDA that complement the local and regional jobs profile and provide life-long learning opportunities for the Greater Flagstone community.

## 5.3 Neighbourhood, block and lot design

### Principle

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.

**Requirements**

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, the park network and use of streetscape elements
- » delivers appropriate scale of development
- » incorporates principles for crime prevention through environmental design (CPTED)
- » identifies appropriate areas for multiple residential uses
- » ensures adequate visual and noise amenity
- » maximise 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
- » integrates development with the surrounding area
- » provides a park network that caters for a variety of functions and experiences and that are safe for users
- » locates services and utilities to maximise efficiency and ease of maintenance
- » incorporates orientation for solar access and natural ventilation
- » incorporates natural and cultural features
- » connects the regional corridors of Flinders Peak/ Karawatha, Greenbank and Logan River with a network of subregional and local corridors.

**5.4 Building design****Principle**

Buildings are designed and sited on the lot to:

- » deliver diversity and affordability with smaller sized dwellings
- » make the most of the site
- » positively contribute to streetscape character
- » be comfortable for users and facilitate an outdoor lifestyle
- » reduce home energy demands.

**Requirements**

Buildings are designed and sited to:

- » meet the needs of residents for privacy
- » provide adequate outdoor areas and car parking on small

and narrow lots

- » 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, do not interfere with the efficient functioning of the street, and enable on-street car parking
- » have clearly defined front entries 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 home energy reduction opportunities such as natural lighting, cross ventilation and pressure cooling.

**5.5 Infrastructure, street design and parking****Principle**

The UDA delivers:

- » efficient and effective use of infrastructure and services
- » efficient and safe street networks for all users
- » efficient land use and transit integration
- » adequate car parking.

**Requirements**

Infrastructure and Services:

- » are provided in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » must be available or capable of being made available (including key infrastructure such as roads, public transport, water supply, sewerage, drainage, park network, community facilities, electricity and telecommunications)
- » are designed to allow for future developments in information technology and providing access to technology in neighbourhood facilities
- » are located and designed to maximise efficiency and ease of maintenance.

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
- » provides for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key local and district destinations such as shops, schools, the park network and community facilities
- » minimises the impact of traffic noise on residential development
- » supports public transport routes and facilities and provides safe, legible and attractive connections from residential areas to public transport nodes or 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<sup>2</sup>.

Planning and design of vehicle access and parking:

- » ensures safety and convenience for residents, visitors and service providers
- » is adequate for the user
- » adequately provides for the number and nature of vehicles expected.

riparian ecology of natural water courses and associated vegetation communities

- » maintains and enhances the environmental values of the receiving waters and wetlands by sound catchment management practices to address the impacts of soil erosion, landslip and siltation
- » incorporates total water cycle management and water sensitive urban design principles
- » appropriately manages floodwater and stormwater
- » minimises air quality impacts arising from construction including dust, noise and traffic impacts
- » achieves acceptable noise levels within 100 metres of a transport corridor
- » minimises adverse impacts on natural landforms and the visual amenity of the site enabling the local environmental values to flourish
- » maintains and enhances significant vegetation and provides appropriate landscaping
- » retains vegetation where possible along streets and within park networks
- » promotes the efficient use of resources, maximises recycling opportunities and reduces waste generation
- » incorporates koala conservation and habitat protection outcomes in a way that contributes to a net increase in koala habitat and assists in the long term viability of koala populations in SEQ
- » incorporates leading energy efficiency and water efficiency practices, maximises recycling opportunities and reduces waste generation
- » incorporates landscaping that contributes to the bushland character, flora and fauna habitat, and fauna movement, with street trees selected from species native and/or endemic to the Greater Flagstone UDA
- » respects cultural heritage, places or items
- » minimises adverse impacts on amenity during construction
- » ensures compatibility of land uses is achieved (for example through appropriate mitigation measures such as buffering).

## 5.6 Environment and sustainable development

### Principle

Development delivers:

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

### Requirements

The design, siting and layout of development:

- » maintains the safety of people and property from contamination, landslip and bushfire risk where in or adjoining bushland
- » ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices
- » maintains and enhances the functioning and characteristics of the hydrological network including the



**Table 1**

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 1	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> <li>1. is specified as Self-assessable in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme; or</li> <li>2. is an Environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008 except if the land is on the Environmental Management Register or Contaminated Land Register.</i></li> </ol>	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the Precinct for:</p> <ol style="list-style-type: none"> <li>1. Child care centre</li> <li>2. Commercial</li> <li>3. Community facility</li> <li>4. Educational establishment</li> <li>5. Emergency services</li> <li>6. Environmentally relevant activity</li> <li>7. House</li> <li>8. Multiple residential</li> <li>9. Neighbourhood centre</li> <li>10. Operational work</li> <li>11. Other residential</li> <li>12. Place of assembly</li> <li>13. Reconfiguring a lot</li> <li>14. Retail (other than Service station)</li> <li>15. Sport, recreation and entertainment</li> <li>16. Utility installation.</li> </ol> <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> <li>1. does not compromise the Vision or intent for the UDA*; or</li> <li>2. is required to deliver development within an identified precinct.</li> </ol>	<p><b>All other development</b> (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 2	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> <li>1. is specified as Self-assessable in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme; or</li> <li>2. is an Environmentally relevant activity 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.</li> </ol>	<p>Development that is specified as Self-assessable but does not comply with the Acceptable Solutions of the applicable code in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> <li>1. Environmentally relevant activity</li> <li>2. House</li> <li>3. Multiple residential</li> <li>4. Operational work</li> <li>5. Other residential</li> <li>6. Reconfiguring a lot</li> <li>7. Utility installation.</li> </ol> <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> <li>1. does not compromise the Vision or intent for the UDA*; or</li> <li>2. is required to deliver development within an identified precinct.</li> </ol>	<p><b>All other development</b> (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>

**Table 1 (cont)**

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Precinct 3	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> <li>1. is specified as Self-assessable in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme; or</li> <li>2. is an Environmentally relevant activity 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 <i>Environmental Management Register</i> or <i>Contaminated Land Register</i>.</li> </ol>	<p>Development that is specified as Self-assessable but does not comply with the Acceptable Solutions of the applicable code in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2, that is consistent with the intent for the precinct for:</p> <ol style="list-style-type: none"> <li>1. Environmentally relevant activity</li> <li>2. House</li> <li>3. Multiple residential</li> <li>4. Operational work</li> <li>5. Reconfiguring a lot</li> <li>6. Utility installation.</li> </ol> <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> <li>1. does not compromise the Vision or intent for the UDA*; or</li> <li>2. is required to deliver development within an identified precinct.</li> </ol>	<p><b>All other development</b> (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>



Table 1 (cont)

Column 1	Column 2	Column 3	
Area	UDA Self-assessable development	Column 3A	Column 3B
		Permissible development	Prohibited development
Balance Area	<p>Development, except development mentioned in Schedule 1, that:</p> <ol style="list-style-type: none"> <li>1. is specified as Self-assessable in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme.; or</li> <li>2. is an Environmentally relevant activity 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.</li> </ol>	<p>Development that is specified as Code assessable as it does not comply with the Acceptable Solutions of the applicable code in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme.</p> <p>Development, except development mentioned in Schedule 1 or Column 2 that:</p> <ol style="list-style-type: none"> <li>1. does not compromise the Vision for the UDA; or</li> <li>2. is required to deliver development within an identified precinct.</li> </ol>	<p><b>All other development</b> (including development not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>
* Development does not compromise the intent for the UDA where it is consistent with Logan City Council's draft Greater Flagstone Structure Plan - Option 1			

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

Infrastructure contributions are detailed in the Interim Infrastructure Funding Framework which establishes funding arrangements that will apply until the final Infrastructure Funding Framework is approved concurrent with the gazettal of the Development Scheme.

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

## Schedule 1: Exempt Development

Development exempt from assessment against this ILUP.

### Building work

1. Minor building and demolition work.
2. Carrying out building work associated with a material change of use that is UDA exempt or self assessable development.
3. Carrying out building work associated with an approved material change of use.

### Reconfiguring a lot

1. Reconfiguration:
  - a. a building format plan of subdivision that does not subdivide land on or below the surface of the land
  - b. for the amalgamation of two or more lots
  - c. for the incorporation, under the *Body Corporate and Community Management Act 1997*, section 41, of a lot with common property for a community titles scheme
  - d. for the conversion, under the *Body Corporate and Community Management Act 1997*, section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme
  - e. in relation to the acquisition, including by agreement, under the *Acquisition of Land Act 1967* or otherwise, of land by:
    - » 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
    - » an authorised electricity entity
  - f. for land held by the State, or a statutory body representing the State, and the land is being subdivided for a purpose set out in the *Acquisition of Land Act 1967*, schedule, parts 1 to 13 (other than part 10, second dot point) whether or not the land relates to an acquisition
  - g. for the *Transport Infrastructure Act 1994*, section 240
  - h. in relation to the acquisition of land for a water infrastructure facility
2. Subdivision involving road widening and truncations required as a condition of development approval.

### Operational work

1. Operational work, or plumbing or drainage 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.
2. Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
3. Filling or excavation where:
  - a. to a depth of one vertical metre or less from ground level or
  - b. top dressing to a depth of less than 100 vertical millimetres from ground level.
4. Carrying out operational work if consistent with an approved Plan for Development for a precinct.
5. Carrying out operational work associated with a material change of use that is UDA exempt development (excluding park).
6. Carrying out operational work associated with an approved material change of use.
7. Carrying out operational work associated with the decontamination of land under plans approved by the relevant authority.
8. Carrying out operational work that is clearing of vegetation:
  - » other than Significant vegetation unless the clearing is consistent with an approved Plan of Development
  - » carried out by or on behalf of Logan City Council or a public sector entity, where the works being undertaken are authorised under State law
  - » in accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot.
9. 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 or 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.

**Material Change of Use**

1. 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.
2. 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.
3. Making a material change of use of premises for a Park.

**Plumbing or Drainage Work**

1. Carrying out plumbing or drainage work.

**All aspects of development**

1. Development directed to be carried out under a notice, order or direction made under a State law.
2. Development for a Sales office where less than 150m<sup>2</sup> and Display home.
3. Development for a Home based business.
4. Development undertaken by the State, or a statutory body representing the State, for the purposes of public housing.
5. Development that would have been exempt development in the relevant precinct in the Mt Lindesay Corridor Zone in the planning scheme
6. Development consistent with an approved Plan of Development.
7. Development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for that purpose of that undertaking by way of:
  - » development of any description at or below the surface of the ground
  - » 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
  - » 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.
8. Development for a house on a lot  $\geq$  400m<sup>2</sup> with a minimum 12.5m frontage.

## Schedule 2: Definitions

### Use Definitions

#### Commercial

##### Business

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

##### Medical centre

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

##### Sales office and display home

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

#### Industrial

##### Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

##### High impact industry

Means the use of premises for industrial activities which have significant off-site impacts such as air and noise emissions. Examples include asphalt manufacturing, boiler making, brewery, engineering works, glass or glass fibre making and timber mills.

##### Low impact industry

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

#### Noxious and hazardous

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

#### Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research, design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. Examples include aeronautical engineering, computer component manufacturing, medical laboratories.

#### Service industry

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

#### Warehouse

Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

#### Residential

##### Home based business

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

- 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 only one sign related to the Home business, located within the premises or on a fence facing the road
- e. there is no repairing or servicing of vehicles not normally associated with a house
- f. there is no industrial use of premises
- g. 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 freestanding on its own lot used as one self contained dwelling. The term includes secondary dwelling.

Secondary dwelling means a self contained dwelling unit, containing no more than 2 bedrooms, used for residential purposes where located in conjunction with an existing house on the one lot.

**Multiple residential**

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

**Other residential**

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

**Relocatable home park**

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

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

**Retail****Fast food premises**

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

**Food premises**

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

**Market**

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

**Neighbourhood centre**

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).<sup>7</sup>

**Service station**

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

**Shop**

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

**Shopping centre**

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

<sup>7</sup> The intended size of a neighbourhood centre is expressed for a particular precinct in the precinct intent.

**Showroom**

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

**Rural****Agriculture**

Means the use of premises for commercial purposes for the:

- » growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities
- » breeding, keeping, rearing, training, boarding or stabling of animals.

**Animal keeping and husbandry**

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

**Service, community and other****Car park**

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

**Cemetery**

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

**Child care centre**

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

**Community facility**

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

**Crematorium**

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

**Educational establishment**

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

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

**Emergency services**

Means the use of premises for services which respond to community need in an emergency.

**Environmentally relevant activities**

As defined in the *Environmental Protection Act 1994*.

**Funeral parlour**

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

**Hospital**

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

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

**Place of assembly**

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

**Utility installation**

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

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

**Sport, recreation and entertainment****Indoor entertainment**

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

**Outdoor sport and recreation**

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

The term includes such typical premises as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds, and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

**Park**

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

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

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

**Tourism****Tourist attraction**

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

**Tourist park**

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public.

The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the park.

## Other definitions

### Advertising Device

As defined in the *Sustainable Planning Act 2009*.

### Filling or excavation

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

### Minor building or demolition work

Means

- » internal building or demolition work
- » external building work up to 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 ILUP
- » 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 means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.<sup>8</sup>

### Basement

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

### Building

As defined in the *Building Act 1975*.

### Building height

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

### Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

### Development scheme

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

### Dwelling

Any "building" or part thereof comprising a self-contained unit principally for residential accommodation and includes any reasonably associated building.

### 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*.

### 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>8</sup> Refer to the ULDA Affordable Housing Strategy.

**Ground level**

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

**Grounds**

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

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

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

**Mezzanine**

An intermediate floor within a room.

**Net residential density**

As defined in ULDA guideline no. 01 Residential 30.

**Park Network**

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

**Planning scheme**

The planning scheme for Logan City Council as at the date of this ILUP.

**Plan of Development**

Means :

- » a detailed plan as described in ULDA guideline no. 01 Residential 30 or
- » a detailed plan, including graphics, text and tables that collectively accompanies a development application. A Plan of Development details lot layout, the form and density of development, landscape intent and building control requirements.

**Plot ratio**

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

**Premises**

As defined in the *Sustainable Planning Act 2009*.

**Private open space**

An outdoor area for the exclusive use of occupants.

**Public interest**

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

**Public realm**

Refers to spaces that are used by the general public, including streets, squares, plazas and boulevards.

**Relevant Zone**

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

**Setback**

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

**Significant vegetation**

Means all vegetation, except those listed as pest vegetation by state or local government, that is significant in its:

- » ecological value at local, State or national levels
- » contribution to the preservation of natural landforms
- » contribution to the character of the landscape
- » cultural or historical value
- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone<sup>9</sup>.

**Site cover**

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

<sup>9</sup> The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.



**Storey**

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

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

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.

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**Queensland**  
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### 8 October 2010

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