

**Greater Flagstone
Urban Development Area
Development Scheme**

October 2011

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Greater Flagstone 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 ULDA Act) and a key element of the Queensland Housing Affordability Strategy.

The role of the ULDA is to facilitate:

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

The ULDA works with local and state governments, community, local landowners and the development industry to deliver commercially viable developments that include diverse, affordable, sustainable housing and use best practice urban design principles.

1.2 Urban Development Area

The Greater Flagstone Urban Development Area (UDA) was declared by regulation on 8 October 2010.

1.3 Application of the development scheme

The Greater Flagstone UDA Development Scheme (the scheme) is applicable to all development on land within the boundaries of the UDA.

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

1.4 Elements of the development scheme

The scheme consists of:

- (i) a vision
- (ii) a land use plan
- (iii) an infrastructure plan
- (iv) an implementation strategy.

The vision for the UDA is expressed through the vision statement and Map 2 - Vision.

The land use plan regulates development in the UDA.

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

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

1.5 Acknowledgements

Preparation of the scheme has been a collaborative effort and the ULDA acknowledges the assistance, technical expertise and planning reports provided by the Major Cities Program team of Logan City Council and State agencies who have informed the preparation of the scheme. Development of the scheme has drawn heavily on many of the studies discussed below.

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.

Prior to the declaration of the Greater Flagstone UDA in 2010, 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 area that supports

self-containment and transit-oriented development principles.

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 in the longer term. Public transport will initially be provided by a bus service that will expand in response to community growth.

Investigations are also 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.

Key reference documents that have been used to inform the scheme include:

- » South East Queensland Regional Plan 2009-2031
- » Logan City Council's Flagstone Strategic Plan, August 2010

2.1 Background

The Greater Flagstone UDA is located approximately 40 kilometres south-west of Brisbane's CBD within the southern part of the Logan City Council local government area. The UDA is strategically situated adjacent to existing infrastructure including the Brisbane-Sydney rail line to the west of the Mount Lindesay Highway, and linked by road to Jimboomba in the east and north to Park Ridge and Browns Plains.

Greater Flagstone UDA is situated within South East Queensland's south-west growth corridor which is one of the largest job and industry growth areas in Australia and offers opportunities to accommodate significant levels of residential and employment growth.

The Greater Flagstone UDA includes three discrete areas which were identified as suitable for urban development in the South East Queensland Regional Plan 2009-2031 (SEQRP 2031) (see Map 1).

The largest area, known as Flagstone, is the most southerly. It is located west of the Mount Lindesay Highway, adjoins the Brisbane - Sydney rail line and is adjacent to the existing residential community at Flagstone East. Part of this area is included in the Urban Footprint and identified as a Regional Development Area focused on a major regional activity centre in SEQRP 2031. The regional plan states that *"Flagstone is... proximate to existing urban infrastructure. It will be developed as an urban community with a full range of services, and employment*

options. Ultimately the area will become a major regional activity centre with several employment clusters."

The area outside the Urban Footprint is included in two Identified Growth Areas in SEQRP 2031 - Greater Flagstone and New Beith-Round Mountain. The Greater Flagstone IGA is described as *"...located to the west and south west of the Flagstone Urban Footprint...Greater Flagstone, in conjunction with the Flagstone Development Area, could accommodate a major centre for residential, employment, and other principal regional activity centre services...(and) generate enough demand to support the long-term extension of a public rail corridor between Flagstone and Salisbury."*

Strategic planning work undertaken by Logan City Council indicates that the area known as Flagstone has the potential to accommodate over 40,000 new dwellings and an additional population of approximately 110,000.

The Greenbank Central portion of the UDA is significantly smaller, but also lies astride the Brisbane - Sydney rail line. The Greenbank Central area is focussed on existing retail, recreation and community facilities north of Pub Lane between Teviot Road and the rail line. That part of the Greenbank Central area west of Teviot Road is within the Urban Footprint and is identified as a Local Development Area in SEQRP 2031. The area east of Teviot Road is an Identified Growth Area, and is described in the regional plan as follows: *"Subject to further investigation, this area could be developed as a residential*

and employment precinct that benefits from access to a passenger rail system. Urban development and timing depends on providing passenger rail services and a rail station in the New Beith area."

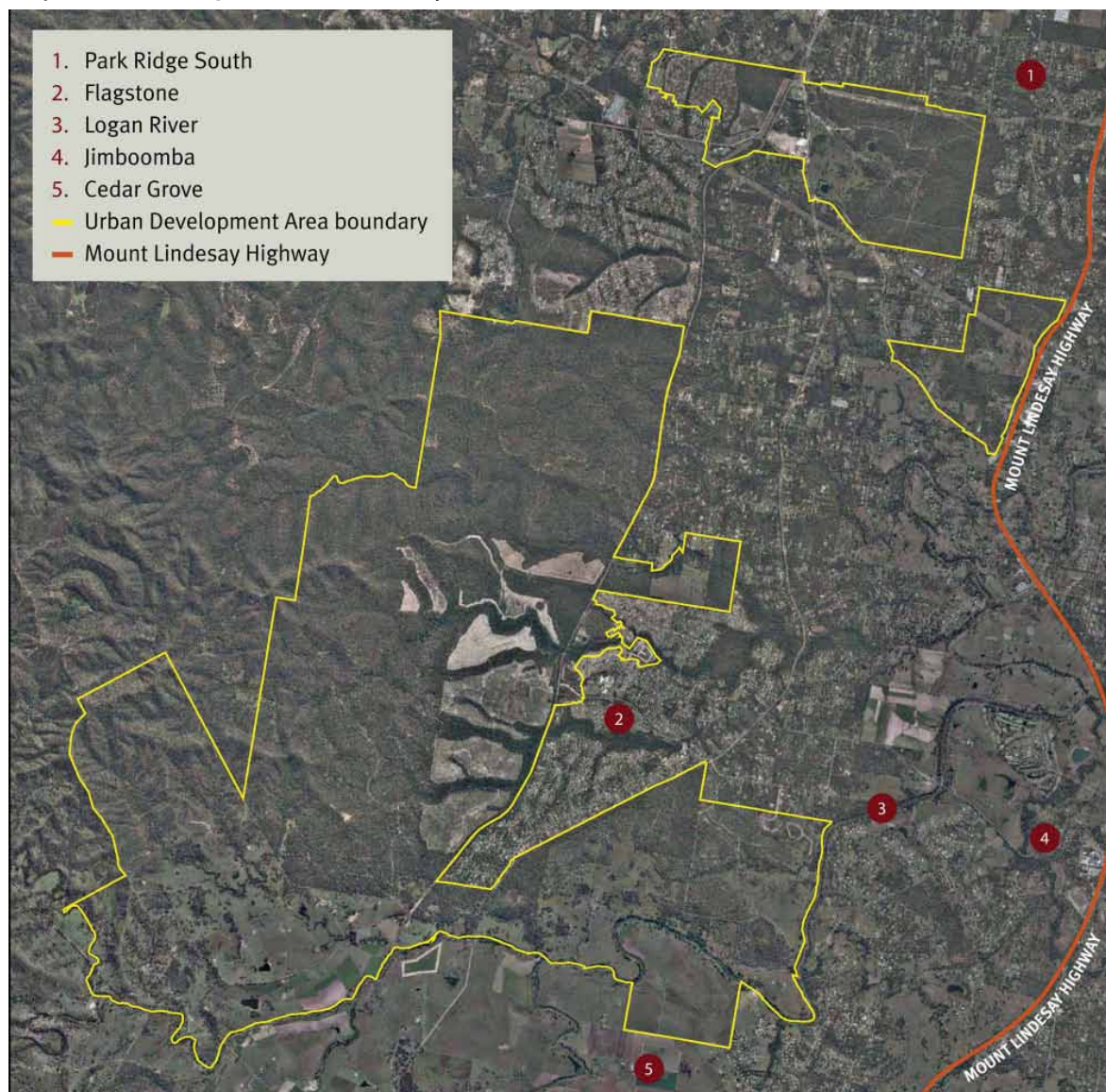
Although the Greenbank Central area will not be provided with passenger rail services for some years yet, it was considered suitable for inclusion in the UDA because:

- » The land is relatively unconstrained and physically suitable for urban development.
- » The existing retail and community facilities hub provides a range of services that would support an urban community.
- » Strategic planning undertaken by Logan City Council indicates that Greenbank Central could accommodate approximately 2,100 new dwellings and 5,900 additional residents. A larger catchment population will support and strengthen the range of services available to both existing and new residents. These services would be accommodated in a district centre created by strengthening the existing retail/community hub, a new neighbourhood centre and a new primary school.
- » Higher density development around an identified future rail station will maximise the benefits of a significant public investment in transport infrastructure and services.
- » In the interim period, before a rail service is delivered, Greenbank Central will be

provided with enhanced road and public transport (bus) access provided primarily to service the substantially larger development at Flagstone.

The third area included in the Greater Flagstone UDA is North Maclean. This area is an Identified Growth Area in SEQRP 2031 which indicates that the *"...area could accommodate an enterprise precinct with office, commercial, warehouse, retail services and low impact industrial uses."*

Medium and heavy industries to serve growth in the Mount Lindesay Highway growth corridor will eventually be accommodated at the Bromelton State Development Area, located further south on the rail line near Beaudesert. Investigations commissioned by the ULDA indicate that significant development at Bromelton is not likely to occur for some years, and that a broader mix of industries and business should be accommodated at North Maclean to service planned growth in the corridor and broaden the range of employment opportunities available to local communities, including the growing population in the Greater Flagstone UDA. Industrial development at North Maclean should be appropriately planned and designed to ensure the residential amenity in the locality is maintained. Preliminary assessments suggest that North Maclean could accommodate up to 7,800 jobs.

Map 1 - Greater Flagstone UDA boundary

The current population of 3,500 is predominantly 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 mainly rural residential with some recently developed traditional urban lots.

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 increased housing affordability in the Greater Flagstone UDA for a range of household sizes.

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.

Greater Flagstone UDA is located within the bushland setting between the Logan River and the foothills of Flinders Peak. The area enjoys regional scenic amenity with some significant natural and ecological values, in particular koala habitat. Planning for the UDA will need to preserve these important values and respond to a variety of site constraints

2.2 Vision statement

The vision for the Greater Flagstone UDA acknowledges the different characters of its three component areas:

Flagstone will be a large integrated urban community of about 100,000 people living in attractive, compact neighbourhoods, and provided with a wide range of facilities and services located in a network of accessible activity centres and low impact business and industry areas. Flagstone will be characterised by an extensive network of environmental and open space corridors that frame neighbourhoods and provide active transport links.

Greenbank Central will be a smaller urban community of around 6,000 people focussed around a district centre (and rail station in the longer term), neighbourhood centre and primary school. Services and facilities in Greenbank Central will serve the local community and a broader catchment of predominantly rural residential development.

North Maclean will be a substantial mixed industry and business area providing a wide range of services and employment opportunities to a large catchment that includes Flagstone, Yarrabilba, Greenbank Central and extensive rural residential areas.

There are 5 themes that describe the vision in more detail. Relevant aspects of each theme apply to the three component areas of the UDA.

A community framed by green landscapes

- » The natural features of Logan River/ Teviot Brook, Flinders Peak and Round Mountain define Greater Flagstone's unique character. Green corridors from Karawatha Forest along local ridgelines and waterways characterize Greater Flagstone's unique urban villages and connect each community to the natural environment.
- » Greater Flagstone is easily recognised as an important regional centre that establishes an enduring local identity underpinned by its scenic amenity and cultural context and promotes a sense of community for residents and visitors.
- » The urban form ensures the ecological values of the waterways and ridgelines are protected and enhanced and adequate community greenspace and other outdoor recreation opportunities are provided. The use of topography to create a greenspace network aids the preservation of scenic amenity which in turn reinforces the sense of place and connection to the natural environment.

A liveable community

- » Development respects adjoining land uses that predated the UDA through planning and design that preserves existing amenity. Existing rural residential areas are buffered from higher density development by transitional

uses of intermediate density and scale. Non-residential uses preserve residential amenity through a variety of mechanisms such as greenspace or landscaped corridors, low impact transitional uses and reduced scale of buildings and other structures in transition areas

- » Greater Flagstone UDA has a strong sense of place and identity. It is an affordable, sustainable and connected community demonstrating best practice urban design and sound community development principles.
- » It achieves the potential identified in the South East Queensland Regional Plan (2009-2031), providing a wide range of housing choices and employment opportunities, supported by community services and a variety of transport modes.
- » Neighbourhoods are vibrant and active with rich social connections, community greenspace, outdoor recreation opportunities, movement networks and a prosperous economy.
- » Buildings and other development respond positively to the key environmental issues of climate change, healthy waterways and waste management.
- » Residents take advantage of opportunities to move around using active and public transport, reducing private motorised travel and its impacts on the environment.

- » Cultural and community services and community greenspace and outdoor recreation opportunities meet the needs of the community and encourage active, healthy lifestyles.

A prosperous community

- » Greater Flagstone is a significant community within Logan City and the South East Queensland region providing for an ultimate projected population of 100,000 to 120,000 people.
- » The creation of dynamic activity centres drives the prosperity and the sustainability of Greater Flagstone and provides jobs for many of its residents. Taking its place within the south-west growth corridor, with easy access to Bromelton and Park Ridge, the diverse and innovative economy will provide for around 60% self-containment of all jobs and services required by the local community.
- » The rail and inter-suburban bus services ensure that the workforce has good accessibility to employment opportunities elsewhere in the region including in the surrounding major employment areas of Bromelton to the south, Park Ridge to the north, Yatala to the east and Ebenezer to the west.

An inclusive community

- » Every neighbourhood in Greater Flagstone provides a diversity of housing, including affordable and accessible housing, to cater for a variety of households and changing requirements as the community matures.
- » Greater Flagstone meets the social, recreational and entertainment needs of residents through a combination of appropriately resourced existing services and the provision of new services in accessible locations, including multi-purpose community facilities located in centres throughout the UDA.
- » There is a wide range of community groups catering for a variety of activities and interests, and providing opportunities for life-long learning and recreation.
- » People have a multitude of opportunities for social interaction in the centres and public parks that provide the focus for communities throughout Greater Flagstone. Markets and other community events provide opportunities for residents to come together and celebrate the Greater Flagstone lifestyle.

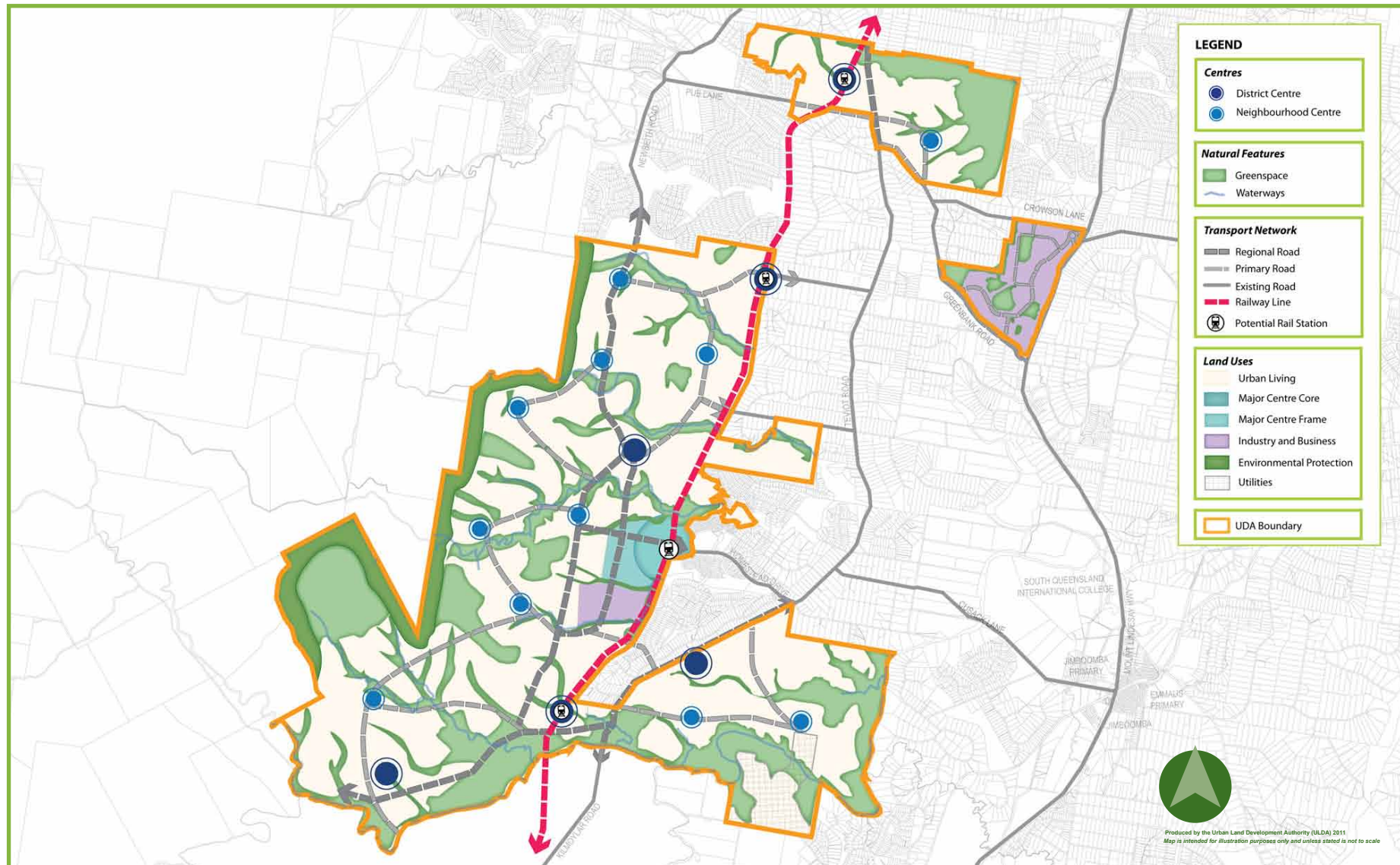
A connected community

- » Residents live in a compact urban structure of interconnected centres and complementary land uses that cluster to support convenient public transport and high levels of local service provision.
- » Greater Flagstone's major and district centres are located along the passenger rail line and provide opportunities for living, education, employment and recreation. The centres provide the community focus and are linked to neighbourhoods by walking, cycling, public transport and local road networks.
- » There is an integrated public transport system serving all neighbourhoods and centres and linking with the rail service to provide good access to work, education and other opportunities elsewhere in the region.
- » Greater Flagstone supports active and healthy lifestyles. It focuses on active transport modes and has been designed for walking and cycling.

Map 2 - Vision represents how Greater Flagstone may develop over time to meet the vision in the scheme.

Map 2 - Vision is indicative only. Details of development, including greenspace, will be resolved through development applications and context planning.

Map 2 - Vision



3.1 Components of the land use plan

3.1.1 Components of the land use plan

The land use plan establishes the UDA development requirements which regulate development to achieve the vision for the UDA.

3.1.2 UDA development requirements

The UDA development requirements are expressed as:

- (i) UDA-wide criteria (see section 3.3)
- (ii) zone provisions (see section 3.4)
- (iii) self-assessable provisions (see schedule 3).

Refer to Figure 1.

The UDA-wide criteria apply to all UDA assessable development in the UDA and do not apply to exempt or UDA-self assessable development.

The zone provisions for each zone apply to:

- (i) land in that zone (zone intent and zone map)
- (ii) all development in that zone (Table 2: Levels of assessment table).

Self-assessable provisions:

- (i) do not apply to exempt development, and
- (ii) apply to UDA self-assessable development.

ULDA guidelines provide guidance on how to achieve the UDA-wide criteria. The guidelines are available on the ULDA website at www.ulda.qld.gov.au

3.1.3 Levels of assessment

Table 2: Levels of assessment prescribe for each zone:

- (i) UDA exempt development (column 1)
- (ii) UDA self assessable development (column 2)
- (iii) UDA assessable development which is permissible (column 3A)
- (iv) UDA assessable development which is prohibited (column 3B).

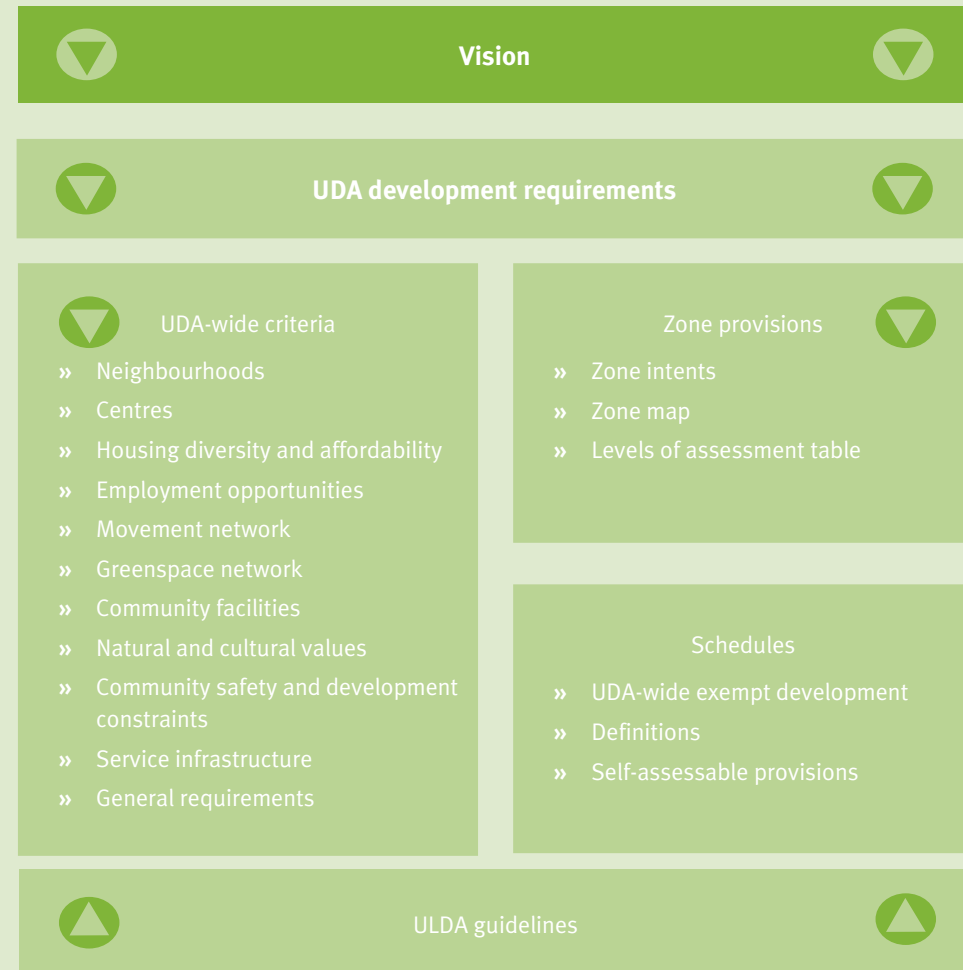
3.1.4 Schedules

Schedule 1 identifies development that is exempt from assessment for the whole of the UDA.

Schedule 2 provides the use and administrative definitions required to interpret and apply the scheme.

Schedule 3 sets out the specific requirements applying to self-assessable development and are referenced in the levels of assessment table.

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



3.2 Development assessment

3.2.1 Interpretation

Under the ULDA Act, section 6 development is development defined under the *Sustainable Planning Act 2009*, section 7.

Schedule 2 defines particular words used in this scheme, including uses and administrative terms.

3.2.2 Requirements for self-assessable development

UDA self-assessable development must comply with the applicable schedule (see schedule 3).

Under the ULDA Act, section 43, UDA self-assessable development must comply with the requirements under the development scheme for carrying out the UDA self-assessable development.

3.2.3 Development consistent with the land use plan

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

- (i) the development complies with all relevant UDA-wide criteria and the relevant zone intents, or

- (ii) the development does not comply with one or more of the UDA-wide criteria or zone intents but:
 - a. the development does not conflict with the UDA vision, and
 - b. there are sufficient grounds to justify the approval of the development despite the non compliance with the UDA-wide criteria or zone intents.

UDA prohibited development is inconsistent with the land use plan. Under the ULDA Act, section 56 UDA assessable development that is inconsistent with the land use plan cannot be granted approval.

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

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

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

3.2.4 Development approval

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

UDA assessable development requires a UDA development application to be lodged with the ULDA for assessment and decision.

Approval is required before UDA assessable development is undertaken.

3.2.5 Infrastructure agreements

A UDA development condition may require the land owner to enter into an infrastructure agreement, under section 97 of the Act, to address the provisions and requirements of the infrastructure plan and implementation strategy.

3.2.6 Consideration in principle

A request may be made to the ULDA for consideration in principle for proposed development.

In considering the request, the ULDA may decide to:

- (i) support all or part of the proposed development, with or without qualifications that may amend the proposed development
- (ii) oppose all or part of the proposed development
- (iii) give no indication of either support or opposition to all or part of the proposed development.

The ULDA, when considering a development application:

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

3.2.7 Development application

To the extent the UDA-wide criteria, zone intents and ULDA guidelines are relevant, they are to be taken into account in the preparation of a UDA development application and the assessment of the application by the ULDA.

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

3.2.8 Context plans

The scheme maps provide a broad spatial framework to guide development of the UDA. Context plans provide the intermediate level of spatial planning between the scheme maps and individual development proposals. Context plans are required to ensure that the development proposal will not prejudice the achievement of the UDA vision, UDA-wide criteria and zone intents in a broader area around the development site.

Context plans are prepared by applicants and are required to accompany a UDA development application for:

- (i) the first permissible development in the relevant context plan area, or
- (ii) a later permissible development that is materially inconsistent with the existing ULDA-endorsed context plan for the context plan area.

However, a context plan is not required if:

- (i) in the ULDA's opinion the proposed development is of a nature or scale, or will operate for such period of time, that the UDA vision, UDA-wide criteria and zone intents will not be compromised, or
- (ii) the ULDA has undertaken more detailed planning for the broader area around the development site, has consulted with the community about the more detailed plan and the development proposal is materially consistent with the more detailed planning intentions for the area.

Applicants should discuss the requirement for a context plan with the ULDA in pre-application meetings.

A context plan is part of the supporting information for a UDA development application and will not form part of a UDA development approval.

The ULDA will assess the submitted context plan as part of the development assessment process for the UDA development application. The ULDA may request the applicant to change a context plan. A context plan may cover two or more contiguous context plan areas.

If the ULDA is satisfied that the context plan is consistent with the achievement of the UDA vision, UDA-wide criteria and zone intents the ULDA will signify that it has endorsed the context plan by placing the UDA endorsed context plan on the ULDA website. Once endorsed by the ULDA the context plan supersedes any previous ULDA-

endorsed context plan for the same context plan area. This process will allow context plans to evolve in response to changing market conditions or improved information and to progressively reflect the development intentions of various landowners in the context plan area.

A context plan should:

- (i) resolve, if required, any development constraint that may determine the extent of developable area or appropriate uses
- (ii) identify the location of major network infrastructure, including transport, within the context plan area
- (iii) resolve the boundaries of centres, the community greenspace network and sites for major community infrastructure such as parks and schools, and
- (iv) demonstrate that the development proposal:
 - a. does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the UDA vision, UDA-wide criteria and zone intents, and
 - b. is consistent with existing and approved development in the context plan area and adjoining context plan areas.

A ULDA practice note provides details on how to prepare a context plan, and identifies the specific areas for which context plans are required (the context plan areas).

3.2.9 Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot and may deal with residential or non-residential uses as well as operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will be consistent with the relevant UDA development requirements.

The PoD cannot include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application.

Under Table 2: Levels of assessment, development approved in accordance with a PoD is exempt development and requires no further development approval under the scheme.

For further advice on preparing a PoD refer to the applicable ULDA practice note available on the ULDA website.

3.2.10 Notification requirements

A UDA development application will require public notification¹ if the application:

- » includes a proposal for development which does not comply with the zone intents

- » is accompanied by a context plan required under section 3.2.8, or
- » is for development which, in the opinion of the ULDA, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the urban living zone.

The ULDA may require public notification in other circumstances if the development application is for a use, or of a size or nature which, in the opinion of the ULDA, warrants public notification.

3.2.11 Interim use

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long term use of the land. Interim land uses may occur if appropriately developed and operated and where located in areas which will not compromise the zone intent in the longer term. Possible interim uses are identified in the zone provisions.

The ULDA may approve an interim use if it can be demonstrated that an interim use will not preclude or delay an appropriate long term use or intensity of development. Information to support an application for an interim use may include:

- » a context plan
- » a schedule of land supply and projected take-up rates, or

¹ The ULDA practice note provides further guidance.

- » plans showing how the development could transition from the proposed interim use to an appropriate longer term use².

The ULDA may impose a condition of approval that limits the duration of an interim use.

Interim uses will only be approved if it can be demonstrated that the use will not prejudice the achievement of the vision for the UDA.

3.2.12 Relationship with local government planning scheme and other legislation

This scheme may apply a provision of a planning instrument, or a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act. However, the scheme prevails to the extent of any inconsistency with those instruments.

Car parking provisions

For exempt and self-assessable development, the relevant car parking provisions in the planning scheme.

² The ULDA applicable guideline provides examples of how this might be achieved for centres.

Other Legislation

In addition to assessment against the scheme, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2002* and SPA.

3.2.13 Land not included in a zone

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

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

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

3.3 UDA-wide criteria

3.3.1 Neighbourhoods

Development delivers neighbourhoods that:

- » are compact and walkable.
Neighbourhoods comprise the area within a 5 minute walk (400 metre radius) of a community focal point. A cluster of neighbourhoods supports a neighbourhood centre
- » have a highly permeable, legible street pattern, designed to promote walking and cycling as the primary modes for local movements
- » contain a variety of dwelling types including affordable and accessible housing
- » are designed to respond to local site characteristics, settings, landmarks, scenic amenity and views, and use natural features, such as ridges and waterways, or man made features such as built form and public parks to provide local identity and character
- » have a centrally located focal point which must comprise of at least a local recreation park but which can also include a public transport stop, community facility, local shop or similar
- » are interconnected and provide good access to public transport, parks, schools and other community facilities and neighbourhood centres
- » provide a safe environment through the application of Crime Prevention Through Environmental Design principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas
- » locate higher density residential close to centres, significant transit opportunities, recreation and corridor parks, or along busier streets that lead directly to centres
- » are designed to promote optimum solar access and use of prevailing breezes
- » neighbourhoods around transport nodes and higher order centres to maximise accessibility
- » appropriately interface with existing residential development adjoining the UDA boundary, by:
 - » considering densities through minimum lot sizes and the location of property boundaries
 - » access arrangements
 - » uses
 - » height.

Neighbourhoods are designed to:

- » achieve the standards set out in the applicable ULDA guideline
- » the minimum net residential densities and other specific requirements in Table 1.

3.3.2 Centres

Development delivers centres that:

- » are for knowledge , community and commerce, accommodating a range of employment, education, cultural and community, retail, community greenspace, entertainment, sport and recreational opportunities which meet the needs of the community, encourage community interaction and active, healthy lifestyles
- » are commensurate with their role in the SEQ Regional Plan, UDA centres network and the broader Logan City Council network, and the size of their service catchments
- » comprise the major centre, district centres and neighbourhood centres. Centres are focal points for their catchments and provide a wide range of services and facilities.
- » respond to local site characteristics, settings, landmarks and views, and use built form and natural features to provide specific identity and character
- » are active places characterised by a high quality public realm and safe, attractive pedestrian areas
- » have a local recreation or civic park as a central focal point for community activities
- » are located to maximise accessibility

Table 1: Height, gross floor area and density provisions

Zones	Major centre zone		Urban living zone			Industry and business zone
	Major centre core	Major centre frame	District centre (per centre)	Neighbourhood centres (per centre)	Neighbourhoods	
Maximum building height (storeys)	12	6	5	3	2 ^(iv)	4
Minimum building height (storeys)	2	N/A	N/A	N/A	N/A	N/A
Minimum net residential density	60	40	25	20	15 ⁽ⁱⁱ⁾	N/A
Indicative maximum gross floor areas						
» retail ⁽ⁱ⁾ and entertainment	100,000m ²		11,000m ²	4,000m ²	N/A	500m ²
» commercial	90,000m ²		5,000m ²	1,000m ²	N/A	N/A
» low intensity retail ⁽ⁱ⁾ e.g. showrooms/outdoor sales	60,000m ² (frame)		-	-	N/A	-
» service industry, large scale commercial use, low impact industrial uses	N/A		N/A	N/A	N/A	280 ha
Community services ⁽ⁱⁱⁱ⁾ (Indicative GFA)	40,000m ²		8,000m ²	1,800m ²	300m ²	N/A

(i) A development application that seeks to exceed this gross floor area must be accompanied by an economic impact assessment that demonstrates how the proposed additional area will complement and not compromise the network of centres in Logan City. This analysis must also demonstrate that:

- (a) transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; and
- (b) the additional gross floor area provides for increased employment opportunities and contributes to self containment within the UDA.

(ii) Unless it can be demonstrated this density cannot be achieved due to site constraints.

(iii) Includes community facilities as well as privately delivered services such as health, child care, aged care and respite services, sport and recreation and youth services.

(iv) With opportunity for 3 storeys in appropriate locations.

- » provide a focus for corridor parks, the road network and act as hubs for feeder public transport and walking and cycling networks
- » have a permeable road network that provides vehicle access into centres through a network of low-speed urban streets
- » give priority to public and active transport
- » locate higher density development, including residential development, and key community facilities in the core of the centre. The core is the area within the 400 metre primary walking catchment of the major transit node or central focal point
- » locate lower intensity and car dependent uses on the periphery of the centre - the centre frame. The centre frame of major and secondary centres can also include neighbourhoods of higher density residential development
- » contain commercial, retail and other uses which require high levels of accessibility.

The major centre is the focal point of the community. It will provide a wide range of facilities and services, including most higher-order services. The highest density of activities and key community facilities are in the core close to the major transit node.

District centres are the intermediate tier in the centres hierarchy and provide a wide range of goods and services with relatively high densities.

Neighbourhood centres provide a range of services and activities to meet day-to-day needs. Neighbourhood centres are located on collector or higher order roads with good access by public and active transport.

Small scale shop or office activities with aggregate gross floor area of 250m² or less are acceptable outside a centre where the development will not constitute an incremental expansion to a designated centre and will not have a detrimental impact on residential amenity and the centres hierarchy.

Actual centre locations will be determined through the preparation of context plans.

Map 3 - Centres and transport network indicates the general distribution within the UDA. The map is indicative only. Details of development, including greenspace, will be resolved through development applications and context planning.

Centres are designed to achieve:

- » the principles and design standards set out in the applicable ULDA guideline
- » the specific requirements set out in Table 1.

3.3.3 Housing diversity and affordability

Development delivers:

- » housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and

levels of affordability, to cater for a range of lifestyles, incomes and life cycle needs

- » residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment
- » dwellings that provide appropriate levels of amenity and privacy, and adequate outdoor areas and car parking to meet varying household needs
- » energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.

The ULDA's applicable guidelines provide additional information on how to achieve these criteria.

3.3.4 Employment opportunities

Development delivers:

- » a wide range of accessible employment opportunities
- » employment and training opportunities which complement those in nearby major industry employment areas such as Bromelton and Park Ridge
- » employment activities in designated centres and industry and business areas
- » activities including industry, research and technology facilities and warehouses
- » development of a scale and intensity which is compatible with existing and

proposed development in the vicinity

- » an appropriate transitioning of land uses at the interface with residential neighbourhoods
- » a buffer for sensitive receiving environments adjacent to the employment areas of North Maclean³.

Buffers are enhanced through:

- » the provision of a greenspace strip with an minimum width of 25 metres
- » the location of local and collector roads adjacent to the low impact industrial uses
- » a limited range of commercial and trade retail activities that support small scale industry and service the direct needs of the local employment population within North Maclean. Non-industrial uses are not to duplicate commercial and retail uses intended for the Centres network
- » limited access for industrial vehicles in streets adjacent to North Maclean
- » direct access to the arterial road network where possible to enhance the efficient movement of goods.

The ULDA's applicable guideline provides additional information on how to achieve these criteria.

³ For information about how to address buffers for sensitive receiving environments, refer to SPP 5/10 Air, Noise and Hazardous Materials.

3.3.5 Movement network

Development contributes to:

- » an effective, efficient and integrated movement network that provides a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport particularly for local trips
- » a major road network that provides effective links between centres and the neighbourhoods they serve, and to the external road network, and accommodates a range of users including cars, service vehicles, pedestrians, cyclists and public transport
- » a road network that has a functional hierarchy, facilitates longer travel movements, provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas
- » the provision of a public transport network that is readily accessible to the community (90% of all dwellings should be within 400 metres of a potential public transport service), and provides effective links to centres, rail stations and external destinations
- » a comprehensive active transport (walking and cycling) network based around major active transport spines, supplemented with local links and a safe and permeable street network within

neighbourhoods⁴. The active transport network provides safe and direct links to key destinations including centres, railway stations, parks and schools.

Elements of the movement network should be delivered generally in accordance with Map 3 Centres and Transport Network.

The applicable ULDA guideline provides additional information to assist in achieving these criteria.

The map is indicative only. Details of development, including greenspace, will be resolved through development applications and context planning.

3.3.6 Community greenspace network

Development contributes to the provision of an integrated, high quality, regional community greenspace network that caters for a range of environmental needs by:

- » retaining where possible locally significant wetlands, remnant vegetation and habitat for fauna
- » protecting important landscape and visual quality values including scenic amenity areas
- » enhancing wetland communities as part of the rehabilitation of biodiversity corridors

⁴ Where active transport enters the on-road environment, treatment should be consistent with Austroads: "Cycling Aspects of Austroads Guides (March 2011)".

- » providing biodiversity corridors and linkages including to areas outside the neighbourhood or community
- » locating and designing fauna connectivity structures in road infrastructure that traverses an identified or potential fauna and flora corridor.

Development delivers parks that:

- » contribute to the achievement of an integrated, high quality greenspace network that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors
- » are accessible for users
- » provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions
- » incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding
- » retain existing significant vegetation to the greatest extent possible
- » are shaped and embellished to suit their anticipated use
- » support the community's recreational needs and provide opportunities for community and special events.

The community greenspace network is distributed generally in accordance with Map 4 - Community greenspace network.

The map is indicative only. Details of development, including greenspace, will be resolved through development applications and context planning.

The community greenspace network is located and designed to achieve the principles and design standards set out in the applicable ULDA guideline.

3.3.7 Community facilities

Development facilitates the delivery of:

- » sustainable communities with a strong community identity and access to community facilities and services that meet diverse needs, maximise potential for community development and enhance community wellbeing
- » a range of community facilities and services that are accessible and appropriate to the needs of the community and reduce physical and social isolation
- » community facilities and services that are located where accessibility to the facility's target market is maximised through good access to public transport, pedestrian and cycle paths

- » a hierarchy of community facilities and services in neighbourhood, district and major centres. Neighbourhood level community facilities and services are located within walking distance for most residents, meet everyday needs and are provided early in development. District level community facilities and services serve a broader population catchment, reflect the diverse needs of the population and are provided in response to population growth thresholds. Major community facilities and services are of a higher order and accessed by a sub-regional population.

Community facilities are distributed generally in accordance with the Map 5 - Community facilities.

The map is indicative only. Details of development, including greenspace, will be resolved through development applications and context planning.

Community facilities are designed to achieve the principles and standards set out in the applicable ULDA guideline.

3.3.8 Natural and cultural values

Greater Flagstone UDA adjoins the Flinders Peak/Karawatha Bioregional Wildlife and Landscape Corridor. Significant regional environmental features within the UDA include:

- » Round Mountain
- » Elevated land at Riverbend

- » Logan River
- » Flagstone Creek
- » Sandy Creek
- » Abade Creek
- » Oxley, Norris and Chambers Creeks, their tributaries and wetlands.

Development responds to the constraints of the land and delivers:

- » protection of significant environmental and ecological values
- » protection of Remnant Endangered vegetation where proven by groundtruthing to be viable
- » minimal emissions to land, water and atmosphere
- » protection of culturally significant places and items
- » efficient use of land and resources.

The design, siting and layout of development:

- » preserves and enhances important environment values, and respects local land forms
- » avoids, minimises and offsets development impacts on areas of biodiversity values and koala habitat values
- » maintains or improves ecological connectivity in the local urban context
- » incorporates landscaping with endemic species that contribute to bushland character, flora and fauna habitat, and fauna movement

- » respects cultural heritage values
- » minimises adverse impacts on natural landforms and the visual amenity of the site
- » maintains or improves the ecological health and environmental values of surface and groundwater, including wetlands and waterways in and adjacent to the UDA
- » maintains and improves the functioning and characteristics of the hydrological network (including surface and groundwater) and generally maintains the natural flow regime
- » incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater
- » applies best industry practice erosion and sediment control techniques giving particular regard to the local dispersive soils
- » ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices
- » manages air quality, noise and hazardous materials according to current standards
- » promotes innovative and efficient use of energy and water
- » maximises recycling opportunities and reduces waste generation.

Koala conservation

The design, siting and layout of development:

- » 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
- » avoids (to the greatest extent possible) the clearing of areas mapped as High Value Bushland on the relevant State Planning Policy 2/10: Koala Conservation in South East Queensland (SPP) Koala Habitat Values Map
- » caters for koala movement between conserved areas of bushland koala habitat
- » ensures impacts on koala habitat are offset⁵ through the delivery of a net benefit to koalas, including through the expansion of habitat on lands as suitable for rehabilitation
- » incorporates koala sensitive urban design.

Map 6 - Natural Values shows the key natural values in the UDA.

The map is indicative only. Details of development, including greenspace, will be resolved through development applications and context planning.

⁵ Refer to the applicable ULDA guideline for koala offsets.

3.3.9 Community safety and development constraints

Development is sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint.

Development ensures that people and property are safe from potential hazards including landslip, bushfire⁶, flooding⁷ and predicted impacts of climate change.

Development does not compromise the integrity or operation of high voltage transmission lines/corridors⁸.

6 Refer to SPP 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, and the associated SPP 1/03 Guideline for information and assessment criteria for landslip and bushfire hazard.

7 The Queensland Floods Commission of Inquiry is investigating the January 2011 flood disaster, including a review of existing provisions relating to flooding and flood risk mitigation.

Consequently the provisions of this development scheme with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government in the near future.

This should be taken into account by applicants and assessment managers when considering development in this UDA. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding to the time of lodgement.

Refer to ULDA Guideline No. 15 Protection from flood and storm tide inundation for information in relation to flood hazard

8 Energex's draft Electricity Overlay Code, Community Infrastructure Code and Safe Tree Guideline provide guidance on how to achieve this criterion.

Residences and other sensitive uses are protected from the impacts of noise and dust from regional transport corridors.

To ensure protection from flooding and appropriate flood management:

- » development occurs in areas with an appropriate level of flood immunity⁹
- » development ensures that stormwater run off at the site's boundaries does not exceed that which presently exists, and there is 'no net worsening' of flood conditions at the site's boundaries.

To ensure protection from bushfire hazard, development is designed to mitigate bushfire risk. As development occurs, bushfire risk may diminish.

Map 7 - Development Constraints shows the key community safety and development constraints affecting the UDA.

9 As identified in Map 7, a small part of the UDA is subject to inundation in a Q100 flood event.

For information on how to address potential flooding refer to:

- » ULDA Guideline No. 15 Protection from flood and storm tide inundation
- » The provisions of the relevant local government planning instrument and
- » State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

3.3.10 Service infrastructure

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

Development ensures infrastructure and services are:

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

Infrastructure is designed to achieve the principles and standards set out in the applicable ULDA guideline.

3.3.11 General requirements

Site area and landscaping:

- » sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping
- » landscaping is provided to enhance the visual amenity of the locality
- » incorporate endemic plant species including koala habitat trees.

Sub-tropical design measures

Development provides built forms that respond to the sub-tropical environment, including eaves, roof overhangs and sun shading devices.

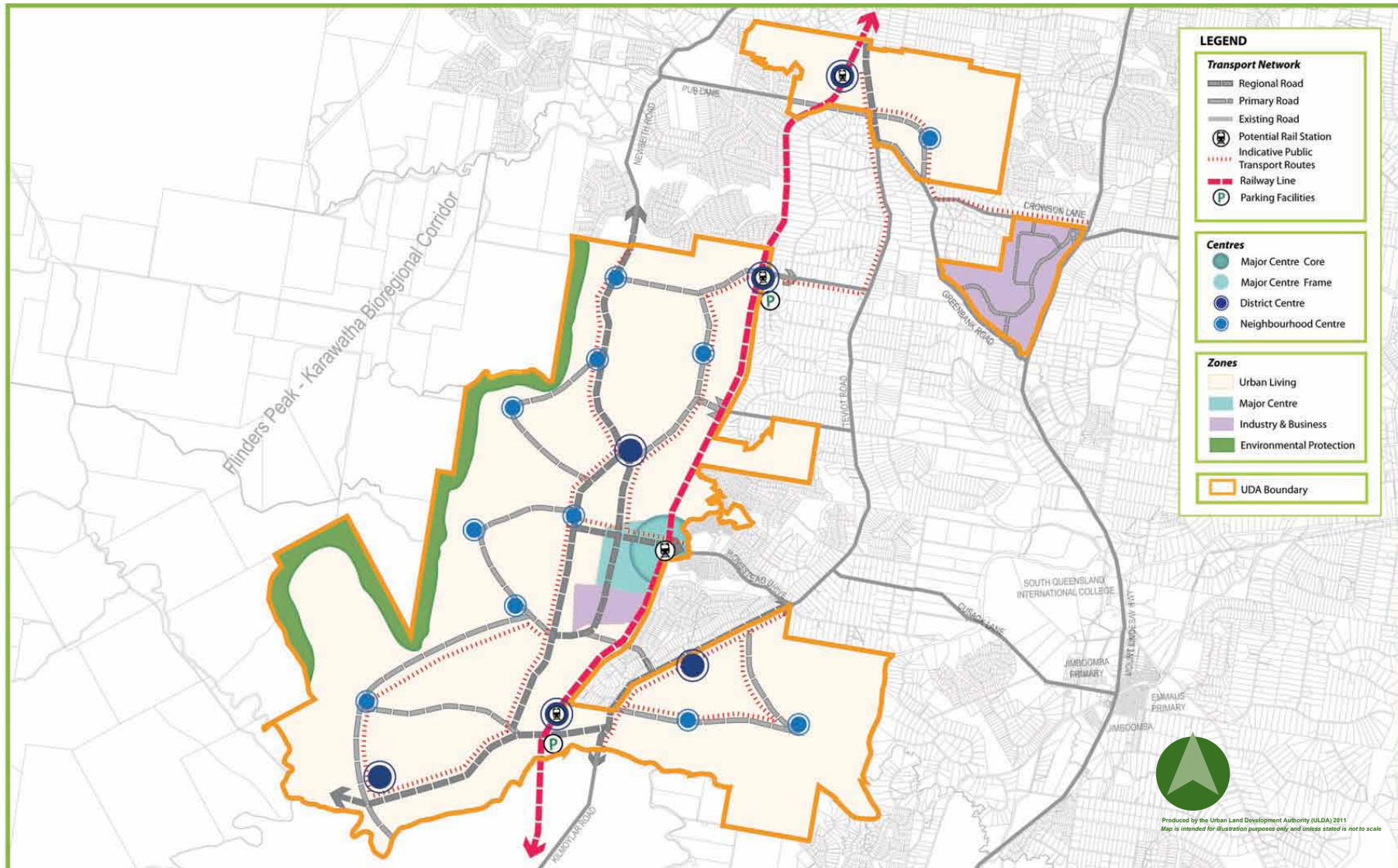
Parking and end of trip facilities:

Parking is provided in accordance with the rates and standards set out in the planning scheme¹⁰. The ULDA will consider proposals for a reduced number of car parking spaces where it can be justified due to factors including:

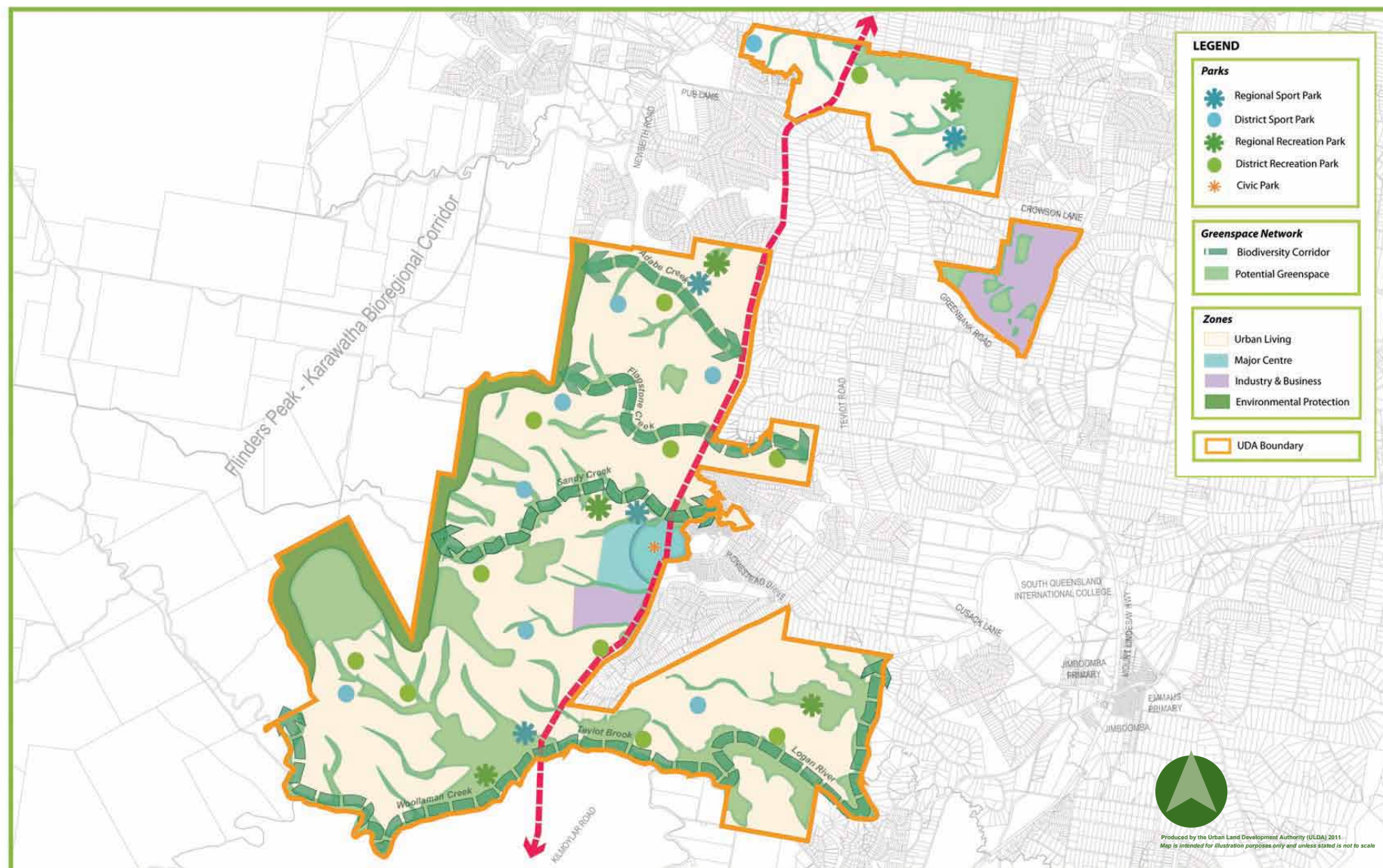
- » availability of on-street car parking
- » public transport accessibility
- » overall accessibility, including for all residential development, location within or adjoining a centre
- » potential for sharing car parking spaces by different uses and activities
- » target markets for residential development.

10 Refer to Beaudesert Shire Planning Scheme 2007, Chapter 5, Part 3, Division 5 Parking and Servicing Code.

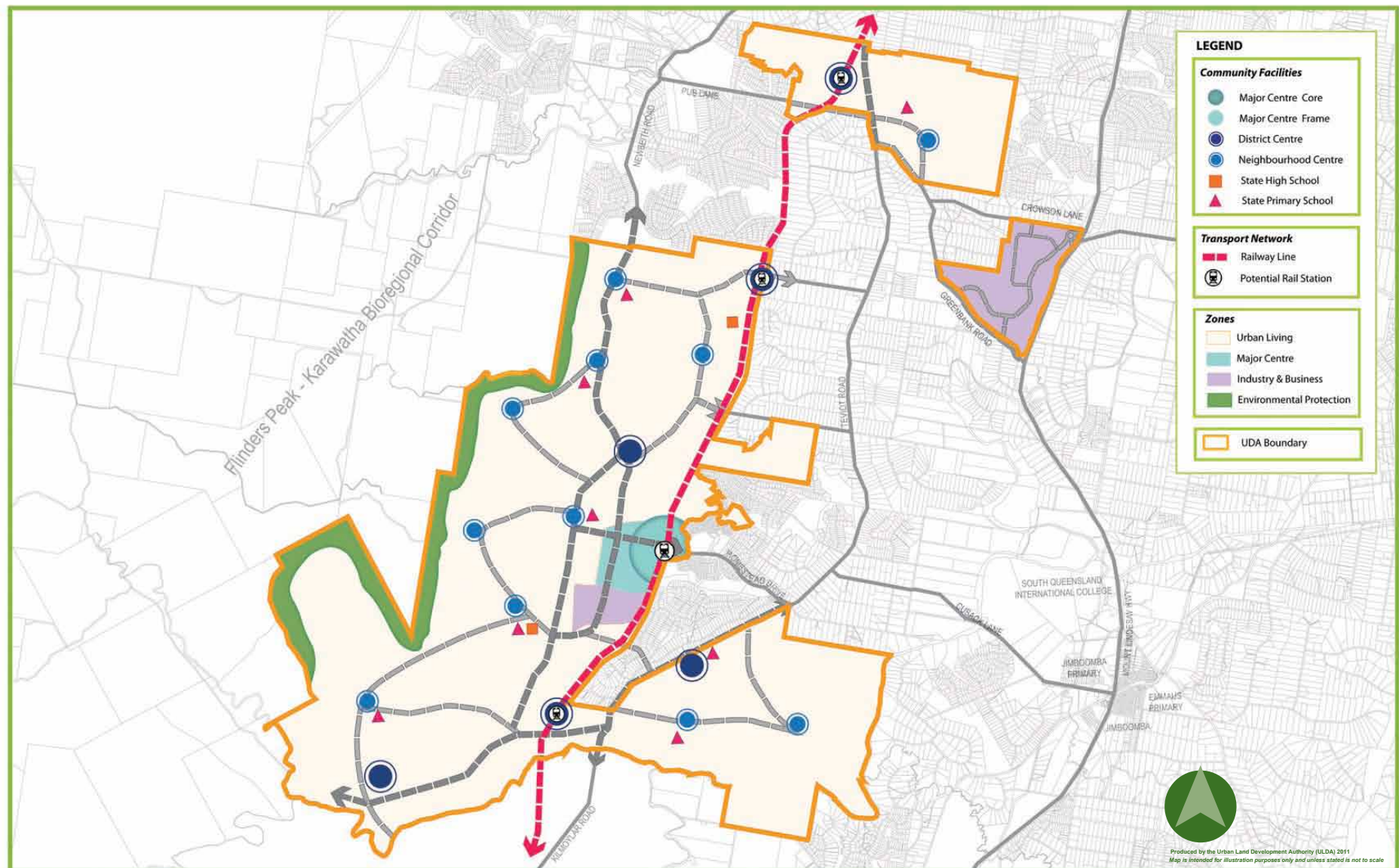
Map 3 - Centres and transport network



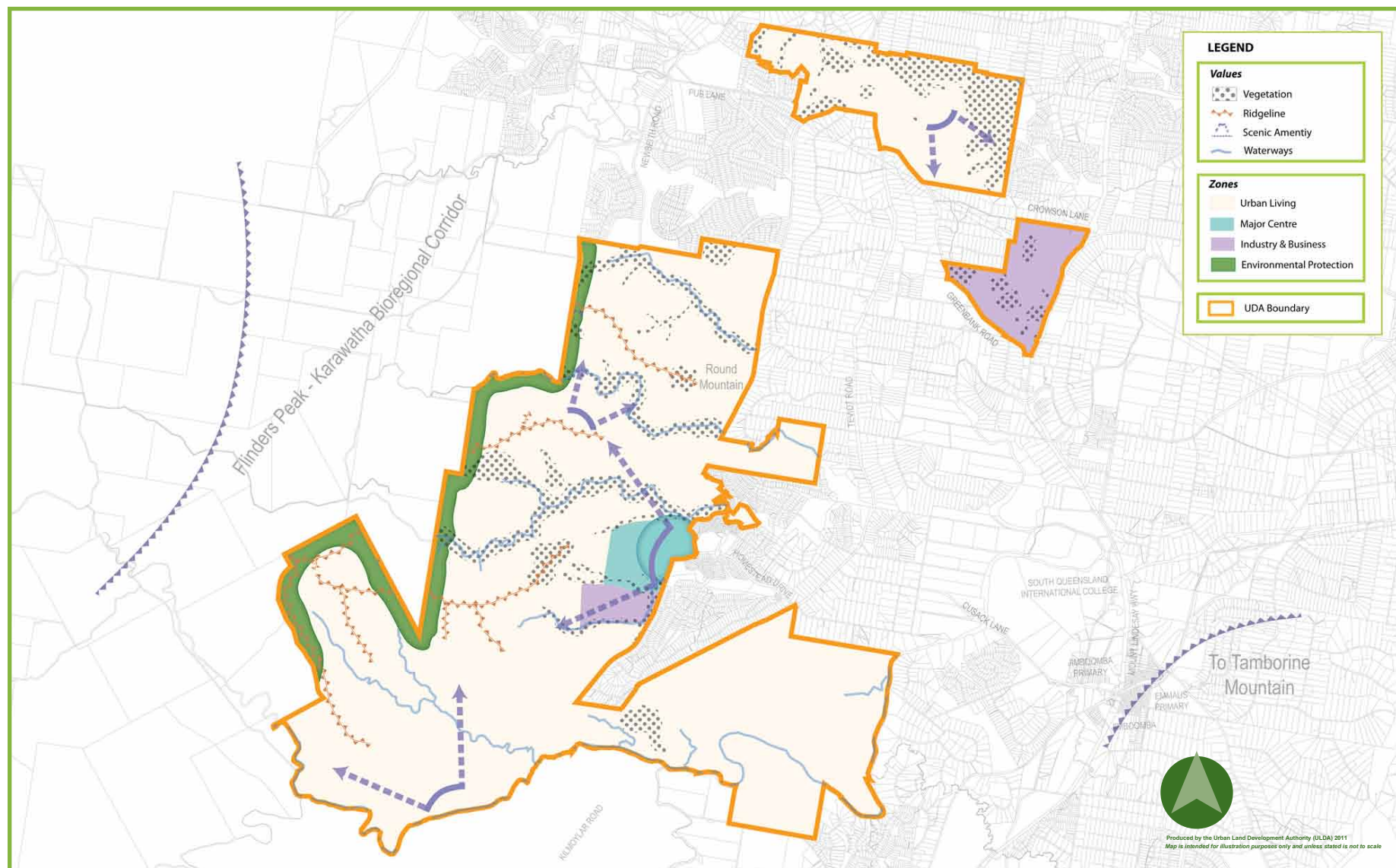
Map 4 - Community greenspace network



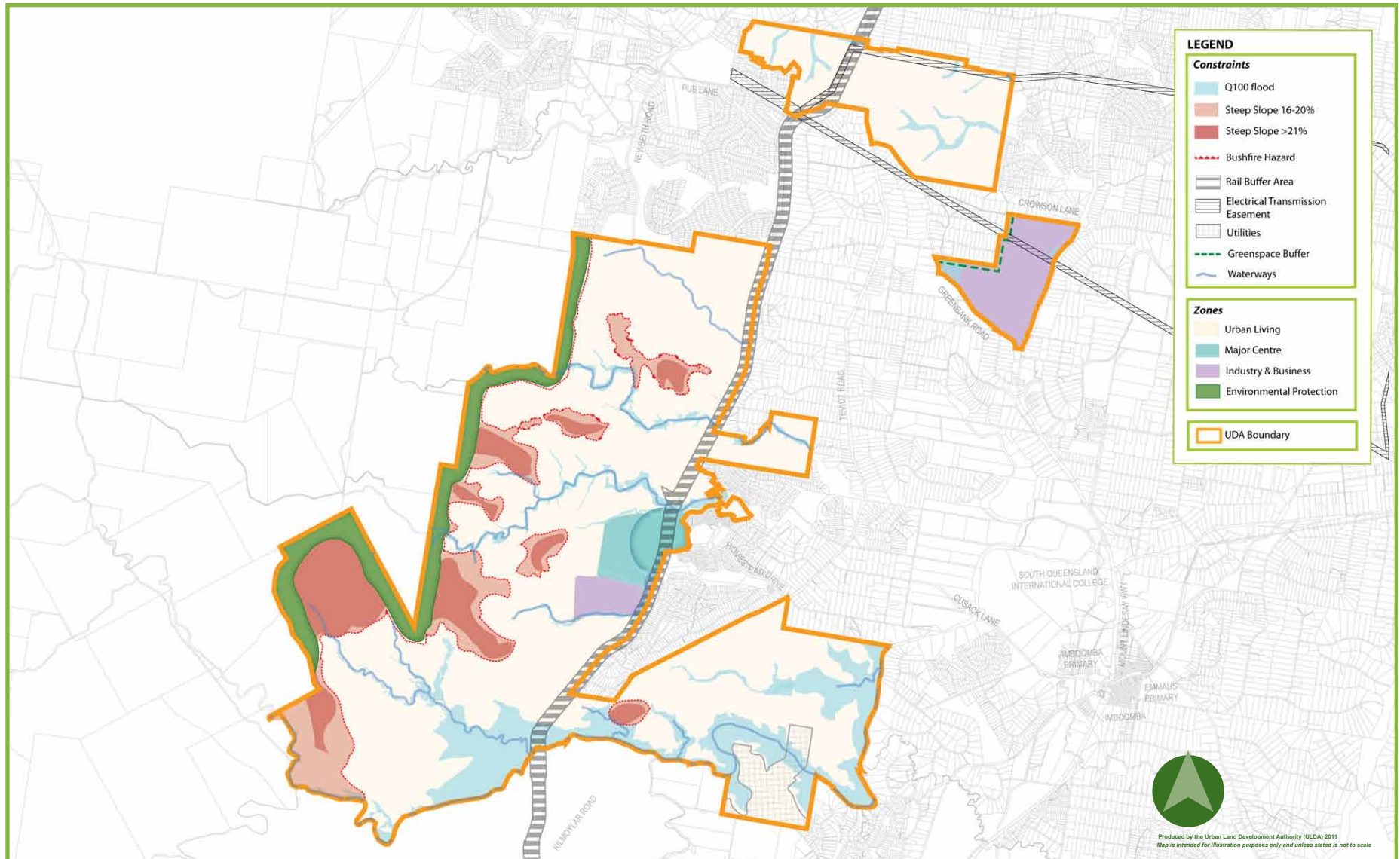
Map 5 - Community facilities



Map 6 - Natural values



Map 7 - Development constraints



End of trip facilities¹¹ for pedestrians and cyclists, including secure undercover bicycle storage facilities, showers and lockers are to be provided as part of development.

Advertising devices:

Advertising devices are in accordance with standards set out in the planning scheme¹².

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

3.4 Zone provisions

3.4.1 Zone map

Map 8 shows the location and boundaries of zones in the UDA. The UDA contains 4 zones:

- » Urban living
- » Major centre
- » Industry and business
- » Environmental protection

Inclusion of land within these zones does not imply that all such lands can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions or other constraints.

3.4.2 Zone intents

Urban living zone

The urban living zone applies to most of the area intended for urban development in the UDA. The majority of the zone is intended to be developed as neighbourhoods focused on identifiable and accessible centres and comprising a mix of residential development including houses, multiple residential and other residential and live work opportunities through home based business.

The urban living zone is also intended to accommodate a wide range of other non-residential uses.

These other uses include:

- » district centres and neighbourhood centres
- » a community greenspace network comprising parks, environmental areas, significant tracts of koala habitat and open space corridors along waterways
- » local employment areas such as small scale industry and business areas and local shops
- » specific facilities and institutions such as educational establishments, child care centres and community facilities.

The UDA wide criteria provide guidance about the preferred nature and locations for some of these uses, but their actual location, nature and extent will be determined through more detailed local area planning and the preparation of context plans by applicants as outlined in section 3.2.5.

Other than in identified centres, non residential uses may be approved in the urban living zone where it is demonstrated to the satisfaction of the ULDA that:

- » the proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas
- » cater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchy
- » any impacts associated with the use (e.g. noise, dust, emissions) will not affect residential or other sensitive uses.

Reference should be made to the applicable ULDA guideline for further detail on the preferred locations, scale, form and nature of development in the urban living zone.

The urban living zone uses may also accommodate interim uses such as:

- » Agriculture
- » Agriculture supply store
- » Animal keeping and husbandry
- » Intensive horticulture.

Major centre zone

The major centre zone provides the central focus of the UDA, and is located around the proposed main railway station and transport interchange. The major centre zone accommodates, the highest densities and the greatest mix of land uses including greenspace and community facilities.

Land within the major centre zone falls into two categories: the major centre core and the major centre frame.

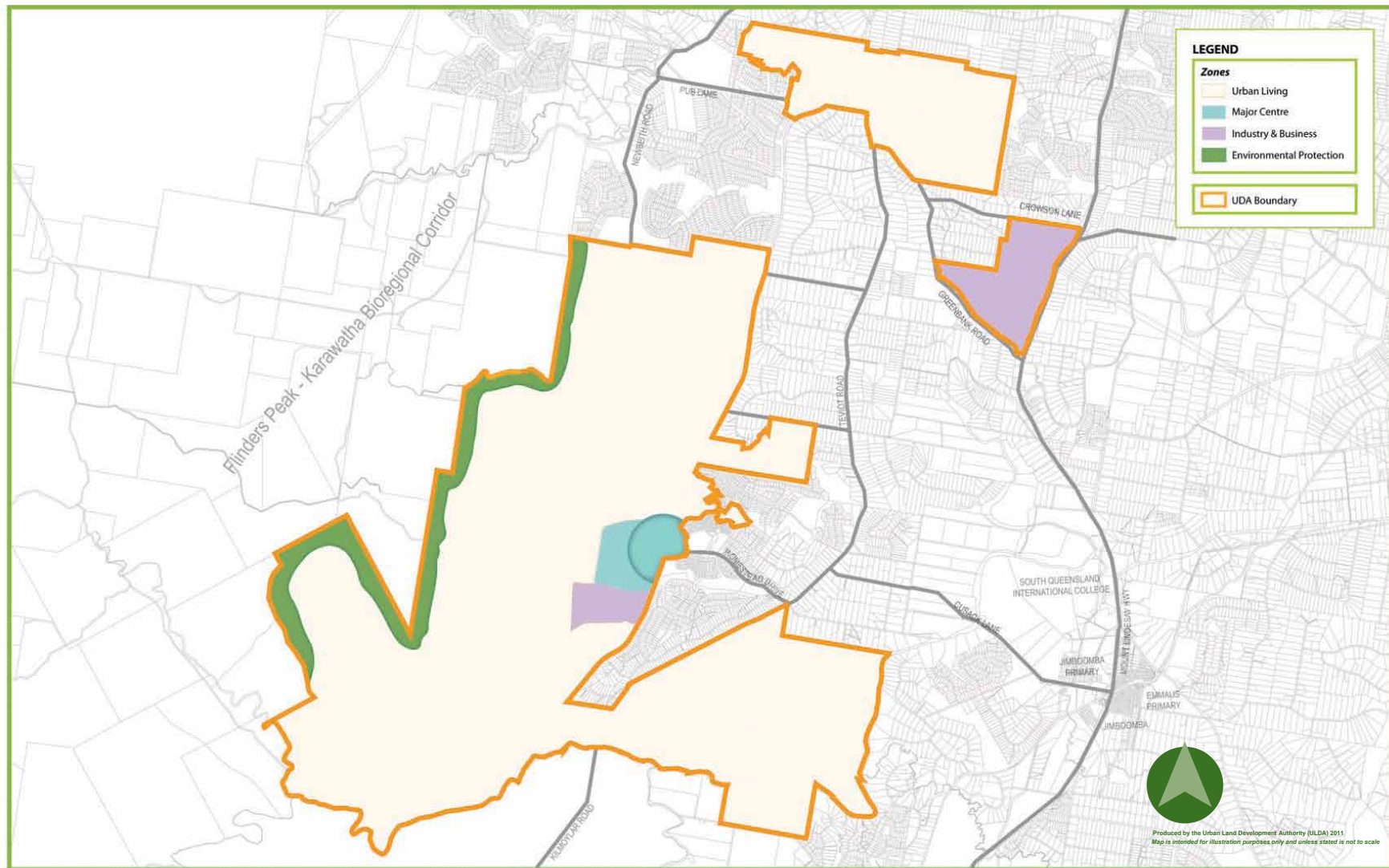
The major centre core component of the zone is located around the proposed railway station/transit interchange and extends westward to link up with attractive greenspace, recreation and active transport opportunities. The highest density development is focussed within the 400 metre primary walking catchment of the proposed railway station.

The major centre frame component occupies the balance area of the urban core zone.

¹¹ Refer to the Queensland Development Code 4.1 - Sustainable Buildings

¹² Refer to Beaudesert Shire Planning Scheme 2007, Chapter 5, Part 3, Division 2 Advertising Devices Code.

Map 8 - Zones



The exact boundaries between the major centre core and major centre frame will be determined through the context planning and development assessment process.

Interim uses may include:

- » Bulk landscape supplies
- » Warehouse

Other Industrial uses and rural uses are not envisaged in the major centre zone.

Major centre core

The major centre core accommodates the highest order mixed use centre activities providing a mix of commercial, business, professional, community, entertainment, retail and high density residential activities. The major centre is the most intense urban setting, forms the heart of the UDA and is capable of servicing the whole urban development area.

Development within the major centre core delivers:

- » a centre which is commensurate with its role in the SEQ Regional Plan, UDA centres network and the broader Logan City Council network, and the size of their service catchments
- » safe, attractive and permeable movement networks for pedestrians and cyclists
- » ground floor areas which are used primarily for retail, 'shop front' and other active uses

- » upper floor levels which are used for a variety of uses including retail, offices, entertainment and residential uses
- » buildings fronting streets that are a minimum two storeys in height
- » lower intensity or large building format uses which are 'sleeved' by active street frontage uses
- » parking in basements or where provided at ground level, screened from streets and other public areas by buildings or landscaping
- » high quality design that recognises the importance of streetscape and public realm and contributes to the overall attractiveness of the major centre
- » built form and associated earthworks that takes precedence over the natural environment in matters concerning pedestrian movements, building disposition, street and open space design
- » views to Round Mountain and Flinders Peak from key streets, public spaces and buildings
- » buildings, streets and parks that optimize physical and visual connections to greenspace corridors
- » a plaza which is integrated with the 'Main Street' is centrally located and is directly accessible from major public transport facilities.

The major centre core is the principal focus of retail activities in the UDA. It includes a vibrant retail precinct anchored by a public 'Main Street' The retail precinct includes:

- » speciality retail
- » department stores, discount department stores and supermarkets
- » entertainment, recreation, leisure, cultural and community facilities
- » food, beverage and dining facilities, including alfresco dining
- » convenience retail for workers, residents and visitors.

The major centre core also accommodates major civic buildings, educational and health facilities, and provides a safe, attractive public realm with a variety of urban parks, plazas and squares that provide recreation spaces and places for community events and promote opportunities for community interaction.

Uses other than retail, residential and commercial should not have any off-site impacts that may affect the amenity of adjoining areas whether developed or not.

Lower intensity uses and uses that do not require high levels of public transport accessibility, such as showrooms, warehouses and service stations are not appropriate long-term uses in the major centre core.

Major centre frame

The major centre frame component accommodates a mix of land uses including:

- » uses that support activities in the major centre core but are not suitable for the major centre core itself (such as service industry and low impact industry)
- » uses that benefit from a central accessible location within the UDA but are low intensity uses (such as warehouses, outdoor sales, showrooms and service stations)
- » residential uses, including short term and tourist accommodation, taking advantage of proximity to the range of employment opportunities, services and facilities located in the major centre core.

Retail development that has the potential to detract from the vitality and viability of retailing in the major centre is not suitable for the major centre frame. Retail development will only be approved in the major centre frame where it is:

- » not suitable for the major centre core or other designated centres
- » small scale retail to meet the needs of a local catchment of residents or workers
- » retailing activity that has a nexus with a use that is not suitable for the major centre core.

The major centre frame will incorporate a number of residential neighbourhoods. The transitional nature of this area between the frame and the surrounding residential neighbourhoods means there is likely to be a wide variety of dwelling types ranging from small precincts of houses to multi-level apartment buildings, with densities increasing with proximity to the major centre core.

Key roads in the major centre frame, including those providing direct access to the major centre core, are pedestrian and cyclist friendly with high quality streetscapes and a distinct urban feel. Any large format retail/commercial buildings should ultimately be sleeved along these streets by smaller-scale shops, food premises and businesses to ensure active frontages and visual interest.

Phasing of development in the major centre core

The desired long-term layout, mix of uses and intensity of development will only be delivered in the long term. However it is important to ensure that the active, pedestrian friendly character of key 'Main Street' elements is established as part of the initial stage of development of the major centre core. Staging of development and interim uses may be acceptable where they do not compromise the delivery of the desired long term outcomes.

Some land within the major centre may not be suitable for development until the Greater Flagstone community reaches certain

population thresholds. These areas should be retained for longer term development. Context plans should demonstrate how earlier development takes into account longer term development areas and maintains integrity and compactness of earlier development.

The applicable ULDA guideline provides more information on achieving these requirements including indicative staging of development.

Industry and business zone

The industry and business zone accommodates industrial activities which do not generate dust, noise and odour emissions beyond the zone. The zone provides for a wide range of compatible industrial uses including low and medium impact industry, research and technological industries, knowledge creation, entrepreneurial activity and service industry activities.

A limited range of other uses may also be acceptable in the industry and business zone where it can be demonstrated that the use:

- » supports or otherwise has a clear nexus with the primary uses within the zone
- » provides a service to the workforce within the zone
- » will not prejudice the establishment or operation of the primary uses within the zone.

Non-industrial uses, such as commercial and trade retail activities, business and a

range of other supporting, complementary uses may locate in the zone where such uses do not compromise the intended industrial/business character of the local area. Uses that promote knowledge creation and entrepreneurial activity in industry, science and technology and research and development are encouraged.

The location, design, operation and management of uses and works contribute to the amenity, built form, landscaping and streetscape which enhances the industrial character of the area.

Development has linkages to existing and proposed transport infrastructure, public transport services, bicycle and pedestrian networks and community facilities and maximises the sustainable and efficient use of essential services, including water, sewer, energy, and telecommunications infrastructure.

The zone may accommodate unanticipated interim land uses that do not compromise the long term use of the land for its intended purpose.

The applicable ULDA guideline provides more information on achieving these requirements.

Environmental protection zone

The environmental protection zone includes areas that are of environmental significance and have associated conservation, biodiversity, habitat or scenic amenity values. The zone may also provide for buffers between incompatible land uses,

and includes land constrained by features such as subsidence, contamination, saline and dispersive soils, bushfire risk, landslip, erosion and flooding. The zone may accommodate elements of an integrated open space network providing for multi-purpose functions that respond to community needs provided they do not compromise environmental values.

The zone allows only a limited range of low impact, low intensity land uses to protect areas identified as having significant values for biological diversity, water catchment, ecological functioning or cultural values.

Low intensity development such as agriculture and animal keeping and husbandry may occur where such uses do not affect significant values of the local area. Development should embrace sustainable land management practices, minimise clearing and contribute to the amenity and landscape of the area.

Table 2: Levels of assessment

Column 1 Exempt development		Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
			Column 3A Permissible development	Column 3B Prohibited development
In the Urban living zone				
<div>1. An environmentally relevant activity if:<div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</div><div>(ii) the activity complies with that code.</div></div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register:<div>(i) development specified in schedule 1</div><div>(ii) development for Home based business</div><div>(iii) development for a sales office where not greater than 150m²</div><div>(iv) material change of use, where not involving building work (other than minor building work) or operational work for a use other than Car park, where:<div>(a) any existing use and the proposed use are both included in either the Commercial use or Retail use categories in schedule 2, where complying with the parking rates in the planning scheme.</div></div></div>	<div>1. If the land is not on the Environmental Management Register or Contaminated Land Register:<div>(i) Material change of use for a House or Display home where:<div>(a) the lot is 400m² or more</div><div>(b) the lot frontage is 12.5 metres or more, and</div><div>(c) it complies with the applicable self assessable provisions in schedule 3.</div></div></div>	<div>1. Reconfiguring a lot that is not mentioned in schedule 1</div> <div>2. Making a material change of use if<div>(i) the use is not defined in schedule 2, or</div><div>(ii) the change of use is not mentioned in columns 1, 2, or 3B.</div></div> <div>3. Operational work or building work if the work is not mentioned in columns 1, 2, or 3B.</div>	<div>Development for:</div> <div>1. Extractive industry</div> <div>2. High impact industry</div> <div>3. Medium impact industry</div> <div>4. Noxious and hazardous industry.</div>	

Table 2: Levels of assessment

Column 1 Exempt development		Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
			Column 3A Permissible development	Column 3B Prohibited development
In the Urban living zone (continued)				
(v) material change of use if in accordance with an approved Plan of Development (PoD) (vi) operational work or building work in accordance with an approved PoD.				

Column 1 Exempt development		Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
			Column 3A Permissible development	Column 3B Prohibited development
In the Major centre zone				
<div>1. An environmentally relevant activity if:<div><div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</div><div>(ii) the activity complies with that code.</div></div></div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register:<div><div>(i) development specified in schedule 1</div><div>(ii) development for Home based business</div><div>(iii) making a material change of use where complying with the parking rates in the planning scheme and not involving building work (other than minor building work) or operational work for:<div><div>(a) Commercial uses (other than Car park)</div><div>(b) Community facility</div><div>(c) Educational establishment</div><div>(d) Emergency services</div><div>(e) Fast food premises</div><div>(f) Food premises</div><div>(g) Market</div><div>(h) Multiple residential</div><div>(i) Other residential</div></div></div></div></div>	Nil.	<div>1. Reconfiguring a lot that is not mentioned in schedule 1</div> <div>2. Making a material change of use if<div><div>(i) the use is not defined in schedule 2, or</div><div>(ii) the change of use is not mentioned in columns 1, 2, or 3B.</div></div></div> <div>3. Operational work or building work if the work is not mentioned in columns 1, 2, or 3B.</div>	Development for: <div><div>1. Extractive industry</div><div>2. High impact industry</div><div>3. Medium impact industry</div><div>4. Noxious and hazardous industry.</div></div>	

Column 1 Exempt development	Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
In the Major centre zone (continued)			
(j) Place of assembly (k) Research and technology facility (l) Shop (m) Showroom (n) Sport, recreation and entertainment (o) Warehouse (iv) material change of use if in accordance with an approved Plan of Development (PoD) (v) operational work or building work in accordance with an approved PoD.			

Column 1 Exempt development	Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
In the Industry and business zone			
<div>1. An environmentally relevant activity if:<div><div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</div><div>(ii) the activity complies with that code.</div></div></div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register:<div><div>(i) development specified in schedule 1</div><div>(ii) making a material change of use where complying with the car parking rates in the planning scheme and not involving building work (other than minor building work) or operational work for:<div><div>(a) Emergency services</div><div>(b) Low impact industry</div><div>(c) Research and technology facility</div><div>(d) Service industry</div><div>(e) Showroom</div><div>(f) Warehouse.</div></div></div></div></div>	Nil.	<div>1. Reconfiguring a lot that is not mentioned in schedule 1</div> <div>2. Making a material change of use if<div><div>(i) the use is not defined in schedule 2, or</div><div>(ii) the change of use is not mentioned in columns 1, 2, or 3B.</div></div></div> <div>3. Operational work or building work if the work is not mentioned in columns 1, 2, or 3B.</div>	<div>Development for:</div> <div><div>1. Extractive industry</div><div>2. High impact industry</div><div>3. Noxious and hazardous industry</div><div>4. Residential</div><div>5. Rural</div><div>6. Tourist park.</div></div>

Column 1 Exempt development		Column 2 UDA self-assessable development	Column 3 – UDA assessable development	
			Column 3A Permissible development	Column 3B Prohibited development
In the Environmental protection zone				
Nil	Nil		Operational work Development for: » Agriculture » Animal keeping and husbandry » Emergency services » Environmentally relevant activities » Park » Telecommunication facility » Tourist attraction » Utility installation.	All other development, including development not defined in schedule 2, other than development mentioned in Columns 1, 2 and 3A.

Infrastructure Plan

4.1 Approach

Infrastructure requirements to achieve the planning outcomes will be delivered through the development assessment process, imposed as conditions of a UDA approval for development and delivered as part of the building and operational works on the site.

Infrastructure delivery is divided into 2 components:

1. Local infrastructure will include all internal works and external water and sewerage connections required to deliver the development including:
 - a. transport (including roads, public transport and active transport)
 - b. community facilities (including parks and plazas, community facility sites, State school sites)
 - c. network infrastructure (including water supply and sewerage, stormwater management, telecommunications and power).
2. Sub-regional infrastructure which includes major trunk works for connection to council and state's transport network systems and the local water authority's treatment system. These works are detailed in section 4.4 below.

As part of implementing this infrastructure plan, the ULDA will formulate an infrastructure funding framework for the funding of local infrastructure and appropriate contribution to sub-regional infrastructure that will apply to all development.

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

Listed below is the infrastructure currently identified for the Greater Flagstone UDA. These infrastructure elements reflect current understanding. However, further detailed infrastructure investigations will occur as the development continues and the infrastructure requirements and delivery responsibilities may be amended to reflect the outcomes of these investigations.

Local infrastructure required within any application area will be required to be constructed at the time of development of that area. Infrastructure charges credits will apply in accordance with the approved Infrastructure Funding Framework where the developer constructs nominated local infrastructure.

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

4.2 Infrastructure agreements

A UDA development condition may require the land owner to enter into an infrastructure agreement, under section 97 of the Act, to address the provisions and requirements of the infrastructure plan and implementation strategy.

For large sites, to ensure the UDA community evolves over time to achieve innovation and best practice, a tiered infrastructure agreement approach is required with a head infrastructure agreement and numerous secondary infrastructure agreements.

The overarching head infrastructure agreement will contain commitments for the whole UDA and address the applicant's responsibilities in relation to the delivery of:

- » key infrastructure items delivered within the site
- » key infrastructure items delivered external to the site (eg. road upgrades, trunk water and sewerage infrastructure)
- » affordable housing
- » public transport
- » strategies to achieve ecological sustainability outcomes contained in the implementation strategy.

Separate agreements with individual utilities and the local authority may also be required.

The head infrastructure agreement will include provisions to identify the monitoring, compliance and enforcement system that will apply over the UDA's life.

Secondary infrastructure agreements will support the head infrastructure agreement and generally cover the same geographic areas as the context plans. Like context plans, these secondary infrastructure agreements will be progressively entered into at relevant points in the future which will ensure they include best practice standards and practices that are contemporary to that time. Secondary infrastructure agreements will address:

- » area specific infrastructure delivery obligations (eg. transport, water, open space, community facilities)
- » delivery of environmental protection areas
- » housing types and percentages
- » pedestrian and cycle network facilities
- » location and size of community land and facilities.

The combination of context plans and a tiered infrastructure agreement approach provides the mechanism to review the appropriateness of development standards and practices and to incorporate improvements in technology and practices in future context plans and secondary infrastructure agreements.

4.3 Local infrastructure

4.3.1 Transport and Network Infrastructure

Infrastructure	Description of works	When required
Water, Sewerage, Stormwater	Internal reticulation and trunk works required to service the development as agreed with the relevant entity. A total water cycle management plan is to be approved and implemented with each stage of the development.	To be constructed at the time the development is being undertaken and delivered before improvements are demanded by additional loading from developments within the UDA.
Roads	Internal and trunk roads required to service the development as agreed with the relevant entity.	To be constructed at the time the development is being undertaken and delivered before improvements are demanded by additional loading from developments within the UDA.
Public Transport	Development will contribute to an interim public transport service for up to 5 years or until the fare box income exceeds 30% of running costs, whichever is sooner. This service is to provide a minimum of half hourly services in peak time and hourly services at other times from 6.00am to 9.00pm on weekdays and 8.00 am to 5.00pm on weekends.	On the completion of the 200th lot for the UDA or portion of the UDA.
Active transport	Active transport infrastructure required to service the development	To be constructed at the time development is being undertaken.
Other Networks	Network infrastructure improvements will be undertaken in conjunction with the relevant responsible authority	Delivered before improvements are demanded by additional loading from developments within the UDA.

4.3.2 Community Infrastructure

Infrastructure	Description of works	When required
Parks, open space, playing fields, plazas	To be delivered in accordance with the requirements of the scheme and ULDA guidelines	To be provided at the time the adjacent development is being undertaken.
State school sites	To be delivered in accordance with the requirements of the scheme and ULDA guidelines	To be provided at the time the adjacent development is being undertaken.
Community facilities	To be delivered in accordance with the requirements of the scheme and ULDA guidelines	To be provided at the time the adjacent development is being undertaken.

4.4 Sub-regional infrastructure

4.4.1 The timing of the provision of Sub-regional Infrastructure is dependent on the rates of development for the UDA. The estimated development rates are shown below:

Year	Dwellings Developed
2015 (0 - 4 years)	1,575
2021 (5 - 10 years)	6,315
2062 (Ultimate)	50,000

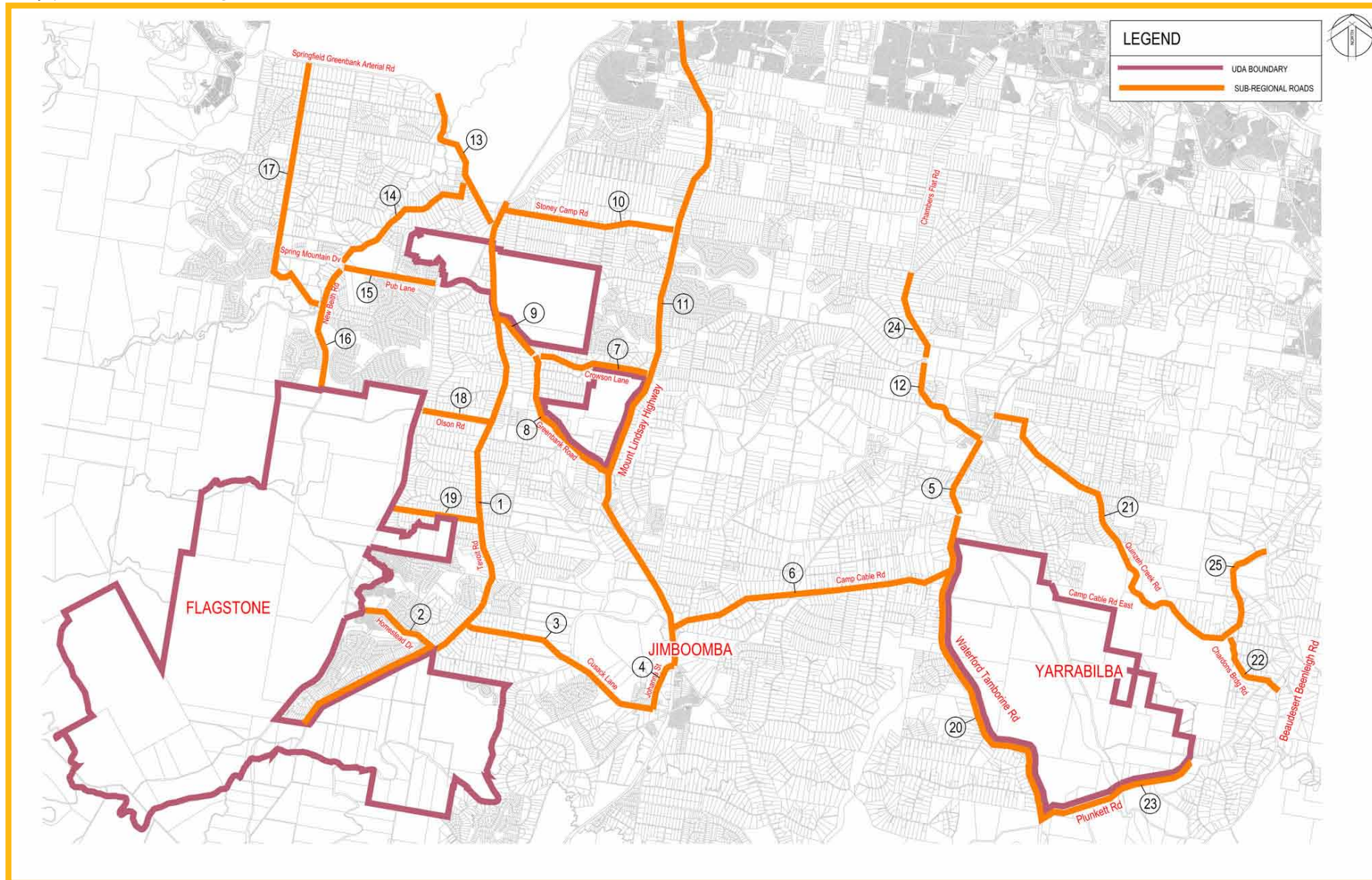
4.4.2 The following sub-regional infrastructure is planned for the development of Greater Flagstone*:

Infrastructure	Description of works
Waste Water	
Effluent Management	Effluent Management
Waste Water Treatment	Construct Cedar Grove water reclamation centre
Roads (refer to map 9)	
Teviot Rd - map reference 1	Middle Road Roundabout to Kilmoylar Road
Homestead Drive - map reference 2	Flagstone UDA (eastern boundary) to Tevoit Road
Cusack Lane- map reference 3	Tevoit Road to Johanna Street
Johanna Street- map reference 4	Cusack Lane to Mount Lindesay Highway
Waterford-Tamborine Road- map reference 5	Yarrabilba UDA (northern boundary) to Chambers Road Extension (currently Kirk Road / Anzac Avenue corridor)
Camp Cable Road - map reference 6	Mount Lindesay Highway to Waterford-Tamborine Road
Crowson Lane - map reference 7	Greenbank Road to Mount Lindesay Highway
Greenbank Road - map reference 8	Crowson Lane to Mount Lindesay Highway
Greenbank Road - map reference 9	Teviot Road to Crowson Lane
Stoney Camp Road- map reference 10	Tevoit Road to Mt Lindesay Highway
Mt Lindesay Highway- map reference 11	Johanna St (Jimboomba) to Logan Motorway
Chambers Flat Rd Extension- map reference 12	Chambers Flat Road to Waterford-Tamborine Road
Goodna Road- map reference 13	Springfield Greenbank Arterial Road to Middle Road

Infrastructure	Description of works
New Beith Road- map reference 14	Pub Lane to Goodna Road
Pub Lane- map reference 15	New Beith Road to Tevoit Downs UDA Boundary
New Beith Road- map reference 16	Pub Lane to Flagstone UDA Boundary
Flagstone Springfield Arterial Road- map reference 17	New Beith Road to Springfield Beaudesert Connection Road
Olson Road- map reference 18	Flagstone UDA (eastern boundary) to Tevoit Road
Mountain Ridge Road- map reference 19	Flagstone UDA (eastern boundary) to Tevoit Road
Waterford-Tamborine Road- map reference 20	Hotz Road to Plunkett Road
Quinzeh Creek Road- map reference 21	Waterford-Tamborine Road to Veivers Road
Chardons Bridge Road - map reference 22	Quinzeh Creek Road to Beenleigh Beaudesert Road
Plunkett Road - map reference 23	Adjacent to Yarrabilba Southern UDA Boundary
Chambers Flat Rd - map reference 24	Park Ridge Road to Pleasant View Road
Veivers Road - map reference 25	Beenleigh Beaudesert Road to Chardons Bridge Road

* Further investigation will determine the timing and entity responsible for delivery.

Map 9 - Local and sub-regional road infrastructure



Implementation Strategy

5.1 Introduction

The *Urban Land Development Authority Act 2007* (the Act) requires a development scheme to include an implementation strategy to "achieve the main purposes of the Act for this area, to the extent that they are not achieved by the land use plan or infrastructure plan." The implementation strategy for the Greater Flagstone UDA Development Scheme (the scheme) fulfils this requirement by identifying a suite of goals, actions and commitments that support the achievement of the vision for the Greater Flagstone community.

Fulfilling the vision for the Greater Flagstone community will take approximately 30 to 40 years. Many things within our society will change and evolve during this time including; technologies, prevailing economic conditions, socio-demographic trends and attitudes and preferences towards housing. The Urban Land Development Authority (ULDA) also expects that Greater Flagstone will become a 'model' new community embracing or even exceeding 'best practice' in ecological sustainability.

This implementation strategy responds to the challenge of delivering a 'model' community over a lengthy time period by establishing targets and goals, underpinned by a commitment to a cycle of data monitoring, review and, if warranted, amendment

of standards, guidelines or targets. This approach establishes a cycle of continuous adoption of 'best practice' over time through a rigorous process of monitoring and review. This cycle is depicted in the following diagram as an ever tightening review spiral over time heading closer and closer to the 'model' community aspiration (Figure 1).

Achieving the targets specified in this implementation strategy will not necessarily follow a linear path and there will be a range of actions and innovations driving change. Consequently, following a formal review of data against the specified 'targets' the ULDA may decide to:

- » amend an aspect of the implementation strategy (this may include amending existing targets or incorporating new targets)

- » amend existing, or create new, ULDA guidelines and standards that express minimum development requirements that are relevant to the targets.

This strategy focuses on:

1. Housing affordability - which is addressed by expressing 'stretch' targets which are supported by a series of actions. Data relevant to these targets will be regularly collected and will be initially reviewed five years after approval of the development scheme. Subsequent reviews of performance against housing affordability targets should be reviewed every 2 years thereafter.
2. Ecological sustainability - which is addressed by setting goals for a range of long term sustainability aspirations. 2016 'stretch' targets for a suite of sustainability criteria are also specified. These goals and targets are complemented by a range of actions aimed at stimulating development and behavioural outcomes that will contribute towards the targets. Data relevant to these targets will be regularly collected and will be initially reviewed five years after approval of the development scheme. Subsequent reviews of performance against ecological sustainability targets should be reviewed every 2 years thereafter.

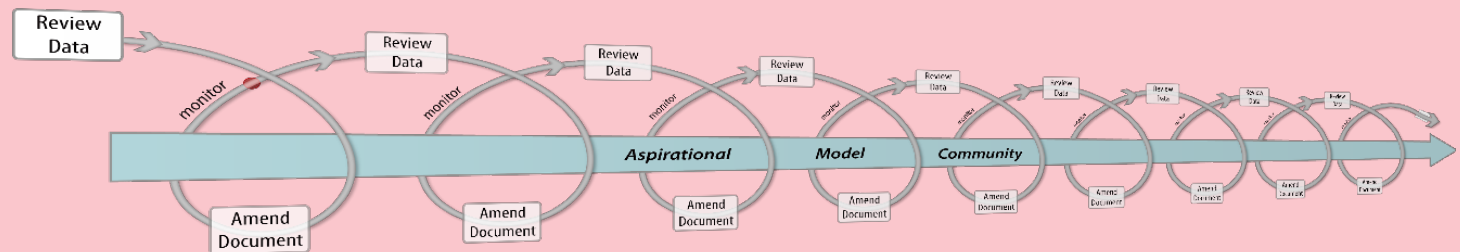


Figure 1

5.2 Housing options

Facilitating the provision of housing that is affordable to households on low to moderate incomes is set out as a core purpose in the Act.

The ULDA Housing Strategy defines low to moderate income households which is typically the income of first home buyers and key workers.

ULDA Actions	Stretch targets	Goals
<p>The ULDA will:</p> <ul style="list-style-type: none"> » work with developers to produce suitable housing designs to meet defined price points » monitor dwelling prices and amount of accessible housing produced » include in landowner development agreements: <ul style="list-style-type: none"> » provisions requiring the land owner deliver housing to achieve nominated price points and accessibility targets where the monitoring process indicates targets are not being achieved » where subsidy is required to achieve these price points, additional provisions will be required to ensure the retention of the affordability over time. 	<p>Greater than 25% housing that is affordable for key workers and first home buyers in accordance with the income targets in the ULDA Housing Strategy.</p> <p>Greater than 10% accessible housing</p>	<p>Neighbourhoods include a diversity of housing, including that which is affordable for households on low to moderate incomes, and accessible to reflect changing requirements as the community matures.</p>
<p>The ULDA will work with the Department of Communities, Not for Profit providers and the land owner to identify opportunities for the inclusion of social housing projects progressively over the life of the project.</p>	<p>5% Social housing</p>	

5.3 Ecological sustainability

The ULDA Act defines ecological sustainability as a balance that integrates:

- » protection of ecological processes and natural systems
- » economic development
- » maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The achievement of ecological sustainability is required by the land use plan and can lead to reduced development and housing costs, including ongoing living costs. Energy, transport, water and access to services are major cost burdens on all household budgets. The land use plan is supported by guidelines which provides development standards to ensure the minimization of adverse impacts on ecological processes and natural systems. The infrastructure plan identifies the key infrastructure required with standards set by the applicable guideline.

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

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

ULDA actions	Stretch targets	Goals
<p>The ULDA will work with landowners, councils, government agencies, utility providers and other organisations to develop:</p> <p>Strategies for:</p> <ul style="list-style-type: none"> » community education to promote the protection and enhancement of the natural environment » demand optimisation for water and energy efficiency and demand management strategies, including builder education » reducing, recycling and reusing demolition, construction and household waste » addressing urban heat island effect to ensure urban amenity and lower energy use in dwellings and buildings. <p>Demonstration projects to:</p> <ul style="list-style-type: none"> » deliver alternative technology and service model projects for local renewable energy, water self sufficiency, and waste avoidance and recovery » deliver affordable sustainable housing projects that reduces energy use and inputs to achieve zero emissions » facilitate for early introduction of electric vehicles and associated infrastructure. <p>The ULDA will work with the Department of Transport and Main Roads (including the Translink Transit Authority) and the Council to facilitate the commencement of public transport services to connect the UDA with education, health and retail centres in the regional area from the time the first residents move into the project.</p>	<p><u>Natural resources and environment</u></p> <p><u>By 2016</u></p> <p>Potable water usage reduction to an average of 140 litres per person per day</p> <p>Average household energy usage reduction to 15 kilowatt hours (kWh) per day</p> <p>25% peak energy demand reduction from 5 kilovolt ampere (kVa) to 4kVa average diversified maximum demand</p> <p>Household waste reduction to 150kg per person per year</p> <p>75% reduction in demolition and construction waste</p> <p><u>Active and Public Transport</u></p> <p><u>By 2016</u></p> <p>Achieve 20% share of all trips as active transport (walking and cycling) trips</p> <p><u>Economic sustainability</u></p> <p><u>By 2016</u></p> <p>100% wireless internet connection for all centres</p>	<p>Communities that:</p> <ul style="list-style-type: none"> » are in a harmonised, built and natural environment that provides a socially inclusive, resilient and affordable place to live (in terms of set up and living costs) » generate no net green house gas emissions with all new buildings (being carbon neutral as a result of their normal use through a combination of thermal and energy efficiency and use of renewable energy from either centralised, community or direct sources) » maximise local sustainable water harvesting and the efficient utilisation of local water, wastewater, and stormwater resources while protecting the ecosystem health of natural waterways » have sustainable transport with zero emission private vehicles, active travel and public transport that is safe and equitable for all members of the community » have a sustainable waste avoidance and resource recovery that eliminates waste from household and commercial activities » support growth of regional connected economy through the provision of diverse sustainable livelihoods linked with public transport and other sustainable transport

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

ULDA actions	Stretch targets	Goals
<p>The ULDA will work with landowners, education providers and the community to:</p> <ul style="list-style-type: none"> » deliver active transport strategies such as walking school bus services » facilitate pilot community urban agriculture projects. <p>The ULDA will work with government agencies, the council and the landowner to:</p> <ul style="list-style-type: none"> » formulate and implement diverse and connected employment generation strategies » facilitate the concept design and development of centres for knowledge, community and commerce by establishing reference working groups including the Council, relevant state agencies and the land owner ahead of the development of each neighbourhood » facilitate a local clean tech economic development strategy » facilitate wireless internet connection for all centres for knowledge, community and commerce, and major transport stations. <p>ULDA actions will be subject to monitoring and feedback processes.</p>		<ul style="list-style-type: none"> » provide services, facilities and infrastructure that meet the social, communication, recreational and entertainment needs of residents creating opportunities for social interaction and networking from the outset of development.

ULDA actions	Stretch targets	Goals
<p>The ULDA will work with landowners, government agencies, Logan City Council and other organisations as required to:</p> <ul style="list-style-type: none"> » outline specific community infrastructure and community development requirements in a Development Agreement, prior to the commencement of development. » facilitate the development of a Community Development Strategy within twelve months of the gazettal of the development scheme » facilitate the delivery of community, health and recreational services and facilities as identified in the community development strategy in anticipation of the demands of the growing population » investigate the establishment of a Community Development Fund in conjunction with the Infrastructure Framework, and other potential sources of funds » identify a range of service delivery options delivered in a timely manner to meet the education needs of the community as determined by Education Queensland » monitor the delivery of community infrastructure. 		

Schedule 1: Exempt development

Development prescribed in schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 2, item 2 and Table 5, item 14.
Building work
Minor building and demolition work.
Carrying out building work associated with a material change of use that is UDA exempt or self assessable development.
Carrying out building work associated with an approved material change of use.
Material change of use of premises
Making a material change of use of premises for a Park.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
Filling or excavation where:
(a) not exceeding 50m ³ in volume or
(b) top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work if consistent with an approved Plan for Development for a precinct.
Carrying out operational work associated with a material change of use that is UDA exempt development (excluding Park).
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work that is clearing of vegetation:
(a) other than Significant vegetation, or
(b) Significant vegetation where:
» 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 a state law.
» in accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot.

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

- » do not exceed 5m² for commercial, industrial, recreational or entertainment use
- » are attached to front fence or facade of a main building
- » do not project more than 150mm from front facade or front fence
- » are not illuminated
- » contain the name of business or operator, the use of premises, the contact details or name and address of building and
- » comprise no more than two signs.

Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development

Development undertaken by the state, or a statutory body representing the state, for the purposes of public housing.

Schedule 2: Definitions

Use definitions

Commercial use category

Business

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

Car park

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

Health care services

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Sales office

Means the use of premises for the temporary promotion and/or sale of land and/ or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Industrial use category

Extractive industry

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

High impact industry

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

Low impact industry

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

Medium impact industry

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses.

The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

Noxious and hazardous industry

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component.

The use may include emerging industries such as energy, aerospace, and biotechnology.

Service Industry

Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

Warehouse

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

Residential use category

Display home

Means the temporary use of premises for the promotion and/ or sale of land and/ or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Home based business

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

- » the floor area used specifically for the home business does not exceed 50m²
- » any visitor accommodation does not exceed 4 visitors
- » there is no hiring out of materials, goods, appliances or vehicles
- » there is only one sign related to the Home business, located within the premises or on a fence facing the road
- » there is no repairing or servicing of vehicles not normally associated with a residential use
- » there is no industrial use of premises
- » the maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same

as, or greater than, buildings on adjoining properties

- » car parking is in accordance with the planning scheme
- » there is no display of goods
- » number of employees does not exceed 4.

House

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing.

Multiple residential

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

Other residential

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

Relocatable home park

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

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

Short term accommodation

Means the use of premises comprising primarily accommodation units for short-term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Other residential, Hotel or Tourist park.

Retail use category

Bulk landscape supplies

Means premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

Fast food premises

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

Food premises

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

Garden Centre

Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.

Market

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

Outdoor sales

Means the use of premises for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.

Service station

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

Shop

Means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

Shopping centre

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

Showroom

Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires

- » a large area for handling, display or storage and
- » direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

Rural use category**Agriculture**

Means the use of premises for commercial purposes for the growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes.

The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities.

Agricultural supply store

Means the use of premises for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

Animal keeping and husbandry

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

Intensive animal industries

Means the use of premises used for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

Intensive horticulture

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

Wholesale nursery

Means the use of premises for the sale of plants where the plants are grown on or adjacent to the site.

The use may include sale of gardening materials where these are ancillary to the primary use.

Service, community and other uses category**Cemetery**

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

Child care centre

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

Community facility

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

Crematorium

Means the use of premises for cremating bodies and may include the interment of the ashes. The term does not include a funeral parlour or cemetery.

Educational establishment

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

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

Emergency Services

Means the use of premises by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.

Funeral parlour

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

Hospital

Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.

The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

Place of assembly

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

Telecommunications facility

Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.

The term does not include low impact facilities that are exempt from State planning laws under the *Telecommunications Act 1994* and specified in the *Telecommunications (Low-impact facilities) Determination 1997*.

Utility Installation

Means the use of premises used to provide the public with the following services:

- » supply of water, hydraulic power, electricity or gas
- » sewerage or drainage services
- » transport services including road rail or water
- » waste management facilities
- » network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

Veterinary hospital

Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight, or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

Sport, recreation and entertainment use category**Indoor entertainment**

Means the use of premises for public entertainment predominantly within a building.

The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

Indoor sport and recreation

Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building.

The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.

Outdoor sport and recreation

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building.

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

Park

Means the use of premises by the public for free recreation and enjoyment and may be used for community events.

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

Tourism use category**Tourist attraction**

Means the use of premises used for providing on site entertainment, recreation or similar facilities for the general public.

The use may include provision of food and drink for consumption on site.

Tourist park

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

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

Other development**Filling or excavation**

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

Material change of use

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

Minor building work or demolition work

Means

- » internal building work
- » demolition work
- » external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- » demolition where not involving a place of cultural heritage listed building under the *Queensland Heritage Act 1992*
- » building work that increases the approved GFA or lawfully existing GFA at the time of commencement of this scheme by no more than 25m².
- » raising a house where the resultant height does not exceed 9m.

Operational work

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

Reconfiguring a lot

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

Administrative definitions

Accessible housing

Housing in accordance with the applicable ULDA guideline.

Affordable housing

Affordable housing¹ means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

Basement

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

Building

As defined in the *Building Act 1975*.

Building work

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

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

Caretaker's accommodation

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

Community greenspace network

A network of parks and open space that are publicly accessible and deliver recreation and sporting opportunities to the community.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

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

Dwelling unit

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

- » food preparation facilities
- » a bath or shower
- » a toilet and wash basin.

The term includes works ancillary to a dwelling.

Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Gross floor area (GFA)

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

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

Ground level

Means:

- » the existing level of the site providing it has not been unlawfully altered; or
- » where the land has been unlawfully altered the level of land prior to the alteration; or
- » the 'as-constructed' level of the land in accordance with an approval for filling and excavation.

High water mark

Refers to the ordinary high water mark at spring tides.

Interim Uses

Refer to section 3.2.9.

Mezzanine

An intermediate floor within a room.

Neighbourhood centre

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

Net residential density

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks, internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

Planning scheme

The planning scheme for Beaudesert Shire Council.

Plan of Development

See section 3.2.

Plot ratio

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

Premises

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

Private open space

An outdoor area for the exclusive use of occupants.

¹ Refer to the ULDA Affordable Housing Strategy

Public benefit

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

Public housing

As defined in the *Sustainable Planning Act 2009*.

Public interest

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

Public realm

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

Relevant zone

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

Sensitive uses

Means any of the following: Child care centre, Educational establishment, Health care services, Hospital, House, Multiple residential, Other residential, Relocatable home park and Short term accommodation.

Setback

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (i.e. excluding eaves).

Significant vegetation

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

- » ecological value at local, state or national levels including
 - » vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the *Vegetation Management Act 1999*
 - » vegetation in areas identified in a ULDA guideline as requiring koala habitat offset
- » 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 zone².

Site cover

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

Storey

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

- » 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.

² 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.

Schedule 3: Self-assessable provisions

Table 2 - Self-assessable provisions for House - in the Urban living zone

Elements	Self-assessable provisions
For the primary house on a lot.	
Design and siting of buildings and structures	Where on a lot 400m ² to 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m ² . Where on a lot more than 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m ² and over. Note: the 9m building height limit in the development scheme prevails over the 8.5m height limit in the QDC..
Outdoor living space	Minimum 16m ² with a minimum dimension of 4m and directly accessible from a main living room.
Car parking	Minimum 1 covered space 5m x 3m.
Driveway	Minimum 3m wide.
Front entry	Pedestrian entry and door visible from and addressing the street.
Street surveillance	Minimum one habitable room fronting the street with large windows or balconies facing the street.
Front fencing	Up to 1.8m high, with a minimum of 50% transparency for that part of the fence exceeding 1.2m in height.
Building articulation	Minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods / screens, or awnings and shade structures.
Road access	The lot has physical access to a sealed or constructed road.
Infrastructure services	The lot is connected to a reticulated water supply network and a reticulated electricity network or is capable of providing on site effluent treatment and disposal in accordance with the Queensland Plumbing and Wastewater Code.
For the secondary dwelling on a lot	
Floor area of secondary dwelling	Minimum 45m ² to maximum 75m ²
Design and siting of buildings and structures	Where on a lot 400m ² to 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m ² . Where on a lot more than 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m ² and over.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor living space	Minimum 9m ² with a minimum dimension of 3m and directly accessible from a main living area. If the lot is on a corner, not located within the setback from the site boundary.
Car parking	Minimum one space 5m x 3m.
Driveway	Shared driveway with the primary house. However if the lot is on a corner a separate driveway must be provided with a minimum width of 3m.
Front entry	If the lot is on a corner - dedicated pedestrian entry and door visible from and addressing the secondary street.
Street surveillance	If the lot is on a corner - minimum of 1 habitable room fronting the secondary street with large windows or balconies facing the street.
Fencing (street front)	If the lot is on a corner - maximum 1.2 m high on secondary frontage.
Fencing (other)	Up to 1.8m high - minimum 50% transparency over 1.2m in height.
Verandahs	If the lot is on a corner - Minimum 50% of building frontage, not screened.



Contact Us

Visit our website at: www.ulda.qld.gov.au

Write to us at:

Urban Land Development Authority

GPO Box 2202

Brisbane QLD 4001

Telephone us: 1300 130 215

Fax us: (07) 302 44199
