



Queensland
Government



CQU Rockhampton
Urban Development Area
Development Scheme

April 2013

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CQU Rockhampton 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 Areas

The CQU Rockhampton Urban Development Area (UDA) was declared by regulation on 9 December 2011.

1.3 Changes to the ULDA Act

In February 2013 the ULDA Act was repealed and replaced with the *Economic Development Act 2012* (ED Act). Under the ED Act, the ULDA has been replaced with the Minister for Economic Development Queensland (MEDQ).

Existing Urban Development Areas (UDAs) have been transitioned under the ED Act. Anything done or in existence in relation to a proposed development scheme under the repealed ULDA Act for a transitioned UDA is taken to have been done or in existence under the ED Act. Any reference to the term UDA in this document is taken to mean transitioned UDA.

1.4 Application of the development scheme

The CQU Rockhampton 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 CQU Rockhampton UDA Interim Land Use Plan which commenced upon declaration.

1.5 Elements of the development scheme

The scheme consists of:

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

The vision for the UDA is expressed through the vision statement.

The land use plan regulates development in the UDA and includes a structure and zoning plan (refer Map 2).

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

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

1.6 Acknowledgements

The scheme was prepared in collaboration with key stakeholders including Central Queensland University, Rockhampton Regional Council and state agencies.

2.1 Location

The CQU Rockhampton UDA is situated approximately 5km to the north of the Rockhampton CBD in the suburbs of Norman Gardens and Parkhurst. The UDA is within the northern growth corridor for residential development in Rockhampton. The Bruce Highway (Yaamba Road) runs north-south through the subject site (see Map 1).

The UDA has a total area of approximately 189 hectares. The majority of the eastern side of the UDA is the main campus and head office for the Central Queensland University (CQU). The Endeavour Foundation leases a small parcel of land in the south of the UDA which gains access from Carlton Street.

The western side of the UDA is comprised of a former CSIRO research facility owned by CQU.

The UDA benefits from a strong natural presence with Mt Archer National Park situated to the east, and Limestone Creek Conservation Park to the north. In addition to these significant open space and recreation areas, a number of dedicated sports fields and open space areas exist within the UDA.

Map 1: CQU Rockhampton Urban Development Area boundary



2.2 Vision

2.2.1 Vision statement

CQU Rockhampton will become a vibrant urban community, integrating the university with a mixed used centre, residential areas and education, retail, community and recreational facilities.

Mixed use centre

The mixed use centre is the focal point of the CQU Rockhampton UDA. A main street incorporating a retail core area is a focus for community life. The broader mixed use area will cater for a range of business, retail, residential, service and community uses that support the university's learning and research functions.

The area will be characterised by high quality public space and safe, attractive pedestrian areas. It is envisaged that it will accommodate a range of employment, education, health, cultural and community, retail, entertainment, sport and recreational opportunities which meet the needs of the community, encourage community interaction and active, healthy lifestyles.

The main street precinct will include medium density residential buildings which meet the needs and lifestyle choices of various groups, such as students and other young adults, academics, empty-nesters and the elderly. The residents presence will enliven the main street, socially and economically, and make it and adjoining neighbourhoods, including the

major sporting fields and open spaces, safer.

The increased population and high standards of urban design, particularly around the main street, will enhance the viability of public transport connections to the Rockhampton CBD and other locations within the city.

Sports fields and open spaces

District level sports fields will exist in close proximity to Yaamba Road providing the ability to conduct multiple sports activities and provide for local competitions and key sporting events. These spaces will also enhance the experience and amenity of learning and living in close proximity to the university.

Walking and cycling connections will enable the surrounding neighbourhoods to easily access the fields and promote informal community uses of the fields when they are not being used for formal sporting events.

Other open space areas will provide opportunities for passive recreation.

University

CQU will continue to deliver educational facilities and services within its core area while also supporting complementary development. The university precinct will integrate with the mixed use zone through public spaces and connections such as footpaths.

University buildings and facilities will mingle with other buildings, providing not only teaching spaces but also community

facilities, health and other services, research opportunities and commercial space for a wide range of professionals and others wanting to be close to the university community for professional, educational, intellectual or business reasons.

Residential areas

The CQU Rockhampton UDA will provide a diverse range of housing choices through facilitating a mix of densities, types, designs, price points as well as both home ownership and rental options. Higher density residential development will occur near the mixed use centre with lower density residential areas throughout the remainder of the residential area.

The childcare centre will continue to play an important role and be a significant facility in the residential area. Residential uses around the childcare centre will provide a safe environment through the application of crime prevention through environmental design principles such as passive surveillance of parks, and a legible street network that minimises traffic impacts on the facility.

The residential neighbourhoods will embody best practice urban design principles, including permeability and connectivity, the encouragement of walking and cycling, public surveillance and safety and open space provision and design.

Opportunities will exist within these neighbourhoods for supportive uses, including home-work space and other local services. Residents will be able to readily

access open space for recreation and relaxation.

The overall planning of the UDA and design will respond to and acknowledge the landscape and topographical context.

2.2.2 Structural elements

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

Neighbourhood planning and design

- » allow for medium density residential to occur in areas in close proximity to the Mixed use zone.

Main Street Retail Core

Create a retail core area around the new "main street" that is a focal point for the community:

- » where key active uses such as retail and commercial offices are focussed
- » located to the east of the new east-west road connecting through the UDA from Yaamba Road to Norman Road.

Street and Movement Network

- » create a new 'Main Street' that intersects with Yaamba Road and Norman Road and runs east-west through the Mixed use zone
- » provide an all movement, four-way, signalised intersection at Norman Road and Foulkes Road
- » establish a new collector street running north-south from the Norman - Foulkes Road intersection to the new 'Main Street'

- » provide a three way, signalised intersection in the Mixed use zone, connecting the new north-south collector street to the 'Main Street'
- » establish an all movement, four-way, signalised intersection connecting the western side of the UDA across Yaamba Road as it intersects the new 'Main Street'
- » create a new all movement, four-way signalised intersection at Norman Road and Nagle Drive to connect to the new 'Main Street'
- » promote pedestrian and cycle connections at identified preferred access points, that link the UDA to existing external development and future development to the south
- » retain the local nature of Carlton Street east of Yaamba Road for university related traffic and movement
- » establish the intersection of Yaamba Road and College Road as a 'left in, left out' intersection
- » establish the intersection of Yaamba Road and Nuttal Street as a 'left in, left out' intersection
- » provide access from Yeppoon Road via a 'left in, left out' intersection into the UDA
- » retain the existing all movement, two-way intersection of Norman Road and Darambal Road to later become a 'left in, left out' intersection with the creation of two new all movement, four-way, signalised intersections on Norman Road

at Foulkes Street and Nagle Drive.

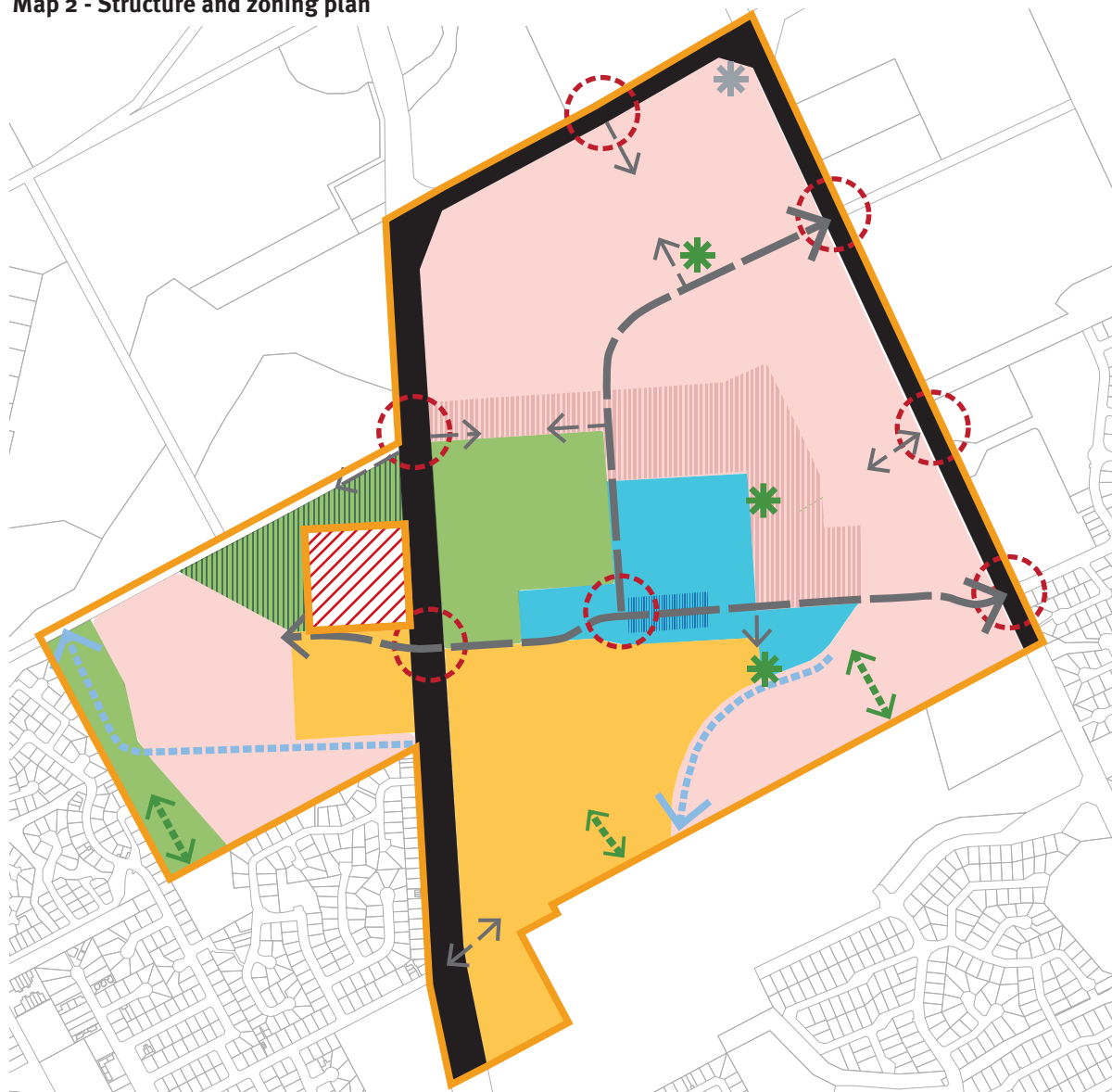
Open space and parks planning and design

- » promote evenly distributed, well-connected and accessible local recreation parks, that can be co-located with the existing child care centre and waterway corridors
- » retain and protect steep environmentally sensitive land near the water tower on the west of Yaamba Road as natural open space while allowing for vehicular access to land to the west
- » accommodates district level sporting facilities
- » retain and enhance existing waterway corridors ensuring appropriate buffers are established.

Service Infrastructure

- » preserve the potential for an electrical substation to be delivered in the north east corner of the UDA
- » provide for a potential 66kVA powerline to be located along the western alignment of Norman Road extending north to Yeppoon Road.

Map 2 - Structure and zoning plan

**LEGEND**

- UDA boundary
- ▨ Area excluded from UDA

Zones

- Urban living
- Mixed use
- Special purpose
- Open space

Structural Elements

- ▨ Potential medium density residential
- ▨ Main street retail core
- ▨ Environmentally sensitive area
- Indicative road network
- ← - Indicative road connections
- Indicative pedestrian/cycle connections
- Waterway corridors
- Key intersections
- * Indicative local recreation park
- * Potential Ergon substation
- Major roads

3.1 Operation of the land use plan

3.1.1 Purpose of the land use plan

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

3.1.2 UDA development requirements

The UDA development requirements are expressed as:

- (i) UDA-wide criteria (see section 3.3)
- (ii) zone provisions (see sections 3.4 - 3.8)
- (iii) self-assessable provisions (see Schedule 3).

Refer to Figure 1.

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

The zone intents for each zone apply to:

- (i) land in that zone (zone intent)
- (ii) all development in that zone (Table 1: Levels of assessment).

Self-assessable provisions:

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

ULDA guidelines provide guidance on how to achieve the UDA-wide criteria. The guidelines are available on the Department of State Development Infrastructure and Planning (DSDIP) website at www.dsdip.qld.gov.au.

3.1.3 Levels of assessment

Table 1: Levels of assessment prescribed for each zone:

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

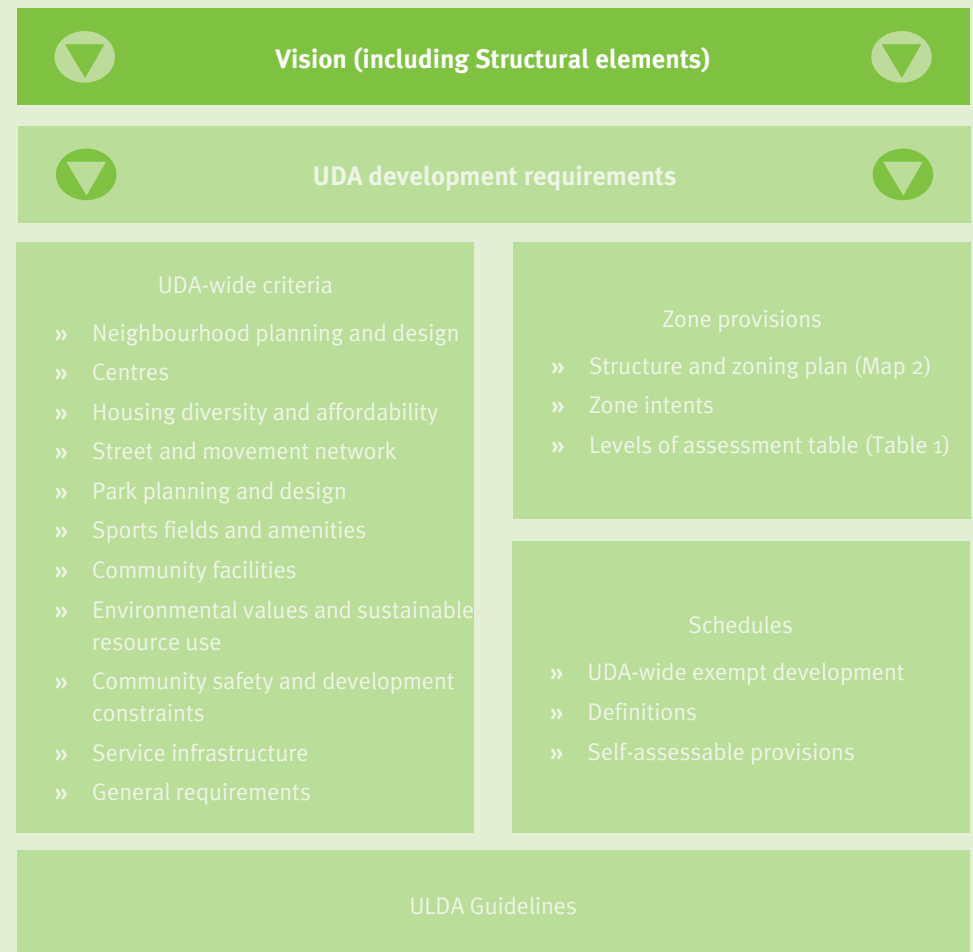
3.1.4 Schedules

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

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

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

Figure 1: Purpose of the land use plan and relationship of development scheme components



3.2 Development assessment

3.2.1 Interpretation

Under the ULDA Act, 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 all relevant UDA-wide criteria and the zone provisions, or
- (ii) the development does not comply with one or more of the aspects of the UDA-wide criteria or zone provisions but:

- a. the development does not conflict with the UDA vision, and
- b. there are sufficient grounds to justify the approval of the development despite the non compliance with the UDA-wide criteria or the zone provisions.

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

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

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

3.2.4 Development inconsistent with the land use plan

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

3.2.5 Development approval

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

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

Approval is required before UDA assessable development is undertaken.

3.2.6 Infrastructure agreements

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

3.2.7 Consideration in principle

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

In considering the request the ULDA may decide to:

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

The ULDA, when considering a development application:

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

3.2.8 Development application

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

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

3.2.9 Plan of Development

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

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

The PoD 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 1: Levels of assessment, development approved in accordance with a PoD is exempt development and requires no further development approval under the scheme.

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

3.2.10 Notification requirements

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

- » includes a proposal for development which does not comply with the Structure and zoning plan and its intent or the zone intents
- » is for development which in the opinion of the ULDA, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the residential zone.

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

3.2.11 Relationship with local government planning scheme and other legislation

The scheme may apply a provision of a planning instrument or a plan, policy or code made under the SPA or another Act. However, the scheme prevails to the extent of any inconsistency with those instruments.

Other legislation

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

3.2.12 Land not included in a zone

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

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

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

3.2.13 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.

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 schedule of land supply and projected take-up rates, or
- » plans showing how the development could transition from the proposed interim use to an appropriate longer term use¹.

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.

¹ The applicable ULDA guideline provides examples of how this might be achieved for centres.

3.3 UDA-wide criteria

The following criteria apply to all UDA assessable development in the CQU Rockhampton UDA. To the extent that the criteria are relevant, they are to be taken into account in the preparation of UDA development applications and the assessment of those applications by the ULDA.

The UDA-wide criteria support the delivery of the structural elements expressed in Section 2.2.2 and Map 2 - Structure and zoning plan.

The UDA-wide criteria should be read in conjunction with the relevant zone provisions.

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

For more detail on how to comply with the requirements listed below refer to guidelines issued by ULDA which are available on the DSDIP website www.dsdipl.qld.gov.au.

3.3.1 Neighbourhood planning and design

Development delivers neighbourhoods that:

- » are compact and walkable, comprising the areas within a 5 minute walk (400 metre radius) of a community focal point. A community focal point may include a local recreation park, a public transport stop, community facility, or similar

- » 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 waterways, or man made features such as built form and public parks to provide local identity and character
- » are interconnected and provides good access to public transport, parks, schools and other community facilities and the mixed use centre
- » 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
- » are designed to promote optimum solar access and use of prevailing breezes
- » 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
 - » ensure adequate visual and noise amenity
 - » maximise opportunities for views and vistas
 - » achieve a balanced mix of lot sizes to provide housing choice and streetscape variety
 - » respond to natural features, including topography and natural drainage features
 - » ensure development in all zones provides an appropriate interface with waterway corridors
 - » promote healthy and active lifestyles by prioritising walking and cycling within the UDA and connecting to facilities and services outside the UDA
 - » deliver in the Residential zone, buildings which:
 - » are up to three storeys in height
 - » have a net residential density of up to 30 dwellings per hectare²
 - » deliver in the Residential zone where Medium density residential uses are appropriate, as identified in Map 2 - Structure and zoning plan, buildings which:
 - » are up to five stories in height
 - » have a net residential density of up to 60 dwellings per hectare³.

² Site densities may be higher and will be determined on a site by site basis.

³ Site densities may be higher and will be determined on a site by site basis.

3.3.2 Centres

Development delivers a mixed use centre which:

- » accommodates a range of commercial, retail, residential, community and entertainment uses that complement the university's learning and research functions and meet the needs of the community
- » supports a main street incorporating a retail core area that is a focus for community life
- » delivers the highest density of development and activities in and adjoining the retail core area
- » responds to local site characteristics, settings, landmarks and views, and uses built form and natural features to provide specific identity and character
- » is an active place characterised by a high quality public realm and safe, attractive pedestrian areas which encourage community interaction and support active, healthy lifestyles
- » maximises accessibility
- » provides a focus for the road network and acts as a hub for public transport and walking and cycling networks
- » has a permeable road network that provides vehicle access through a network of low-speed urban streets
- » gives priority to public and active transport.

Deliver in the centre, building heights which are:

- » for the Mixed use zone, up to 5 storeys.

Development in the Mixed use zone complements university uses and is commensurate with its role in the Rockhampton Regional Council Centres network⁴ including:

- » the provision of Retail uses that are limited to a total maximum of 4500m² Gross Floor Area (GFA) and primarily service the local residential and employment catchment, including provision for a small supermarket (no larger than 1500m²) located within the "Main Street retail core" area of the Mixed Use Zone, as identified in Map 2 - Structure and zoning plan
- » the provision of Business uses that are limited to 3000m² GFA.

Development in the Mixed use zone that seeks to exceed the GFA limits specified above, must be accompanied by an economic and traffic impact assessment that demonstrates:

- » how the proposed additional area will complement and not compromise the centres network in the Rockhampton Regional Council⁵ area
- » transport infrastructure can service the additional GFA and not jeopardise the

road hierarchy and movement network, and

- » the additional GFA provides for increased employment opportunities and contributes to self containment within the UDA.

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.

3.3.4 Street and movement network

Street and movement network planning and design:

- » provides efficient and safe street and State-controlled road networks for all users
- » connects to and takes into consideration impacts to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic
- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » provides safe and pleasant movement networks for pedestrians, cyclists and vehicles that have a clear structure, has good external connections with the surrounding area, and maximises public transport effectiveness⁶
- » does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors and ensures potential public transport routes are constructed to a standard appropriate to accommodate these services, including footpaths and pavements

- » ensure any future development west of Yaamba Road is afforded safe access
- » provide accessibility for residential areas to the south of the waterway corridor in the south east of the UDA
- » retains existing mature trees, where possible, in streets.

The active transport network:

- » provides safe and direct links to key destinations including centres, parks and schools
- » provides for pedestrian and cycle connections within the site which link to existing facilities and support movement to key district and local destinations such as shops, schools, parks and community facilities
- » supports provision of on-road cycle services where appropriate on State-controlled intersection treatments
- » supports public transport routes and facilities and provides safe, legible and attractive connections from residential areas to public transport nodes or stops.

Planning and design of vehicle access and parking ensures:

- » safety and convenience for residents, visitors and service providers
- » adequate provision for the number and nature of vehicles expected⁷.

⁴ Refer to *Rockhampton Regional Council's Centres Study, 2010* or any subsequent document.

⁵ Refer to *Rockhampton Regional Council's Centres Study, 2010* or any subsequent document.

⁶ Where active transport enters the on-road environment, treatment should be consistent with Austroads: "Cycling Aspects of Austroads Guides (March 2011)".

⁷ Refer to the relevant ULDA Guidelines.

End of trip facilities⁸ for pedestrians and cyclists, including secure undercover bicycle storage facilities, showers and lockers are to be provided as part of development.

3.3.5 Park planning and design

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

- » retaining where possible remnant vegetation and habitat for fauna
- » retaining and enhancing existing waterway corridors ensuring appropriate buffers are established
- » protecting important landscape and visual quality values including scenic amenity areas
- » retaining existing mature trees, where possible, in parks and other open space areas
- » providing biodiversity corridors and linkages including to areas outside the neighbourhood or community.

Development delivers parks that:

- » contribute to the achievement of an integrated, high quality open space 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.

3.3.6 Sports fields and amenities

Development delivers sports fields and amenities that:

- » provide flexibility in design to cater for multiple users
- » co-locate amenities to minimise impacts and ensure efficiencies in usage
- » provide adequate car parking for events including key events that may require temporary use of other areas for car parking
- » enable local community access.

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.

3.3.8 Environmental values and sustainable resource use

The design, siting and layout of development:

- » identifies and protects significant environmental and ecological values
- » minimises emissions to land, water and atmosphere
- » makes efficient use of land and resources
- » maintains and / 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 with a preference towards retaining existing vegetation where possible
- » minimises adverse impacts on visual amenity and existing land forms
- » maintains or improves existing surface and groundwater values, including wetlands and waterway corridors in and

adjacent to the UDA

- » minimises adverse impacts on receiving waters and appropriately manages stormwater⁹
- » maintains and improves the functioning and characteristics of the existing hydrological network (including surface and groundwater interactions)
- » incorporates total water cycle management and water sensitive urban design principles
- » applies best industry practise erosion and sediment control techniques
- » promotes innovative and efficient use of energy and water
- » promotes the adoption of decentralised energy generation systems and natural ventilation to reduce energy use
- » maximises recycling opportunities and reduces waste generation
- » minimises adverse impacts on amenity during construction.

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:

⁹ Refer to the water discharge requirements specified in State Planning Policy 4/10 Guideline - Healthy Waters and its supporting document Urban Stormwater Quality Planning Guidelines 2010.

⁸ Refer to the Queensland Development Code 4.1 - Sustainable Buildings.

- » the potential occurrence of acid sulfate soils¹⁰ on the western side of the UDA
- » the potential for flooding from Limestone creek, as well as bushfire and landslide¹¹
- » potential impacts from high impact industry¹²
- » the potential for contamination within Lot 1 on RP613177¹³ (lot to the west of Yaamba Road) and
- » the predicted impacts of climate change.

Impacts of noise from transport corridors are managed and minimised¹⁴.

Hazardous materials are managed according to current standards¹⁵.

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.

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 and community facilities
- » located and designed to maximise efficiency and ease of maintenance
- » located and designed to ensure appropriate interface between development and a potential 66kVA powerline along Norman Road and substation in north east corner of the UDA.

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.

Sub-tropical design measures

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

Advertising devices:

Advertising devices are in accordance with standards set out in the planning scheme¹⁶.

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

¹⁰ Refer to State Planning Policy 2/02 *Planning and management of development involving acid sulfate soils* and the associated guideline.

¹¹ Refer to:
 » State Planning Policy 1/03 *Mitigating the adverse impacts of flood, bushfire and landslide* and associated guideline for siting requirements for key elements of community infrastructure
 » relevant ULDA guidelines
 » outcomes of the Queensland Floods Commission of Inquiry 2011.

¹² Areas within 500m of high impact industry should refer to State Planning Policy 5/10 *Air, Noise and Hazardous Materials* and associated guideline.

¹³ Refer to *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland*.

¹⁴ Refer to the Department of Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels and the Queensland Development Code and Section MP4.4 'Buildings in a Transport Noise Corridor.'

¹⁵ Refer to State Planning Policy 5/10 *Air, Noise and Hazardous Materials* and associated guideline.

¹⁶ Refer to Rockhampton Regional Council planning provisions.

3.4 Zone provisions

3.4.1 Structure and zoning plan

Map 2 - Structure and Zoning Plan shows the location and boundaries of zones in the UDA. The map establishes 4 zones:

- » Mixed use
- » Urban living
- » Special purpose
- » Open space.

Inclusion of land within the Mixed use, Urban living or Special purpose 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 such as slope, flooding, vegetation or other constraints including the need to provide roads or open space etc.

3.4.2 Zone intents

Mixed use zone

The Mixed use zone caters for a range of Commercial, Residential, Retail, Service and Community uses that support the creation of a Mixed use centre which is focused on complementing the learning and research functions of the university or serving the local catchment.

Uses that serve the local catchment will generally cater for the needs of the immediate community, will not undermine the viability of uses in nearby centres and will support university needs.

The Mixed use zone may also cater for larger uses that complement the university and development, such as a school or college.

The development of high-tech clean industries, alternative energy source technologies, distance education development and regional medical research are encouraged in the Mixed use zone.

Retail uses are focused in the retail core area as shown in Map 2: Structure and zoning plan.

Urban living zone

The Urban living zone caters for a range of residential types including Houses, Multiple residential, Other residential and Home based businesses.

Non-residential land uses (e.g. electricity substation) may be suitable in the Urban living zone. However, these uses are only appropriate if:

- » appropriately buffered from or integrated with the surrounding residential areas
- » residential character and amenity is protected
- » there is a demonstrated need for the use.

Non-residential uses in the Urban living zone will cater for the needs of the immediate community and will not undermine the viability of uses in the Mixed use zone or nearby centres.

A variety of parks will be provided within the zone, including local recreation parks as indicatively shown on Map 2. Existing trees

and other natural vegetation will be retained where possible within parks.

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

Special purpose zone

The Special purpose zone is primarily intended for university uses comprising learning and research and associated activities.

It may also include partnership developments that are associated with university learning and research such as health and other educational activities.

Open space zone

The Open space zone caters for land required for sport and recreation, open space and environmental purposes. This includes district level sports facilities on the eastern side of Yaamba Road.

Other open space areas accommodate areas of environmental sensitivity, such as steep slopes and waterway corridors and areas that serve as a buffer to other development.

The Open space zone also includes land that will be required for stormwater management.

Buildings and structures within the Open space zone may also include picnic amenities, children's playgrounds, club buildings and associated off-street parking.

Table 1: Levels of assessment

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
In the Mixed use 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. Development specified in Schedule 1 except if the land is on the Environmental Management Register.</div>	Nil	All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 3B.	Development for: <div><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>
In the Urban living 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:<div><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 GFA</div><div>(iv) material change of use if in accordance with an approved Plan of Development (PoD)</div><div>(v) operational work or building work in accordance with an approved PoD.</div></div></div>	<div>1. If the land is not on the Environmental Management Register:<div><div>(i) Material change of use for a House or Display home where:<div><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></div>	All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 3B.	Development for: <div><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 Special purpose zone				
1. An environmentally relevant activity if: <div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and (ii) the activity complies with that code.</div> 2. Development specified in Schedule 1 except if the land is on the Environmental Management Register.	Nil	All development, including development not defined in Schedule 2, other than development mentioned in Schedule 1 or Column 1, 2 or 3B.	Development for: <div>1. Extractive industry 2. High impact industry 3. Medium impact industry 4. Noxious and hazardous industry.</div>	
In the Open space zone				
1. An environmentally relevant activity if: <div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and (ii) the activity complies with that code.</div> 2. Development specified in Schedule 1 except if the land is on the Environmental Management Register.	Nil	<div>1. Operational work 2. Reconfiguration of a lot 3. Development for: » Emergency Services » Outdoor sport and recreation » Park » Telecommunication facility » Tourist attraction » Utility installation.</div>	All other development, including development not defined in Schedule 2, other than development mentioned in Columns 1, 2 and 3A.	

Infrastructure Plan

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

Infrastructure will include:

- » parks
- » pedestrian/cycle networks
- » roads and streets
- » water and sewerage
- » stormwater management.

Infrastructure charges will be based on Rockhampton Regional Council's applicable infrastructure charging document for the area.

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

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

Road upgrades will be in accordance with traffic studies undertaken as development proceeds, based on the ultimate development. State controlled roads shall be upgraded in accordance with agreements with the Department of Transport and Main Roads (DTMR).

Listed below is infrastructure currently identified for the CQU Rockhampton UDA. Contributions towards infrastructure shall generally be drawn from development contributions from development within the UDA.

Infrastructure	Description of works
Parks	New local recreation parks.
	New sporting facilities to replace current sporting facilities.
Pedestrian/cycle networks	Pedestrian and cycle connections are established that provide safe and convenient access between residential, university, mixed use and open space and park areas and link the UDA to existing external development and future development to the south including three indicative access points shown on the Structure and Zoning Plan.
Roads and streets	A new 'Main Street' that intersects with Yaamba Road and Norman Road and runs through the Mixed use zone.
	An all movement, four-way, signalised intersection at Norman Road and Foulkes Road.
	A collector street running north-south from the Norman - Foulkes Road intersection to the new 'Main Street'.
	An all movement, three-way, signalised intersection in the Mixed use zone, connecting the new north-south collector street to the 'Main Street'.
	An all movement, four-way, signalised intersection connecting the western side of the UDA across Yaamba Road as it intersects the new 'Main Street'.
	The intersection of Yaamba Road and College Road is established as a 'left in, left out' intersection.
	The intersection of Yaamba Road and Nuttal Street is established as a 'left in, left out' intersection.
	Access from Yeppoon Road is established as a 'left in, left out' intersection into the UDA.
	An all movement, four-way, signalised intersection is established at Norman Road and Nagle Drive to connect to the new 'Main Street'.
	The existing all movement, two-way intersection of Norman Road and Darambal Road is maintained to later become a 'left in, left out' intersection with the creation of two new all movement, four-way, signalised intersections on Norman Road at Foulkes Street and Nagle Drive.
	Upgrades to Yaamba Road.
Water and sewerage	Water and sewerage services for the development are established generally in accordance with the report " <i>Preliminary assessment of infrastructure constraints and requirements, Central Queensland University Rockhampton</i> " prepared by Graham Scott and Associates for the ULDA (March 2012) or any subsequent report.
Stormwater management	New works linking with external stormwater management networks generally in accordance with the report " <i>Preliminary assessment of infrastructure constraints and requirements, Central Queensland University Rockhampton</i> " prepared by Graham Scott and Associates for the ULDA (March 2012) or any subsequent report.

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 the plan for infrastructure." The implementation strategy for the CQU Rockhampton UDA Development Scheme (the scheme) fulfils this requirement by identifying a suite of actions and commitments that support the achievement of the vision for the CQU Rockhampton UDA community.

This strategy focuses on:

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

5.2 Housing options

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

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

ULDA Actions	Stretch targets
<p>The ULDA will:</p> <ul style="list-style-type: none"> » work with developers to produce suitable housing designs to meet defined price points » monitor dwelling prices and amount of accessible housing produced » include in landowner development agreements: <ul style="list-style-type: none"> » provisions requiring the land owner to 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>25 per cent of housing will be affordable to low to moderate income households, as defined in the ULDA Guideline.</p> <p>Greater than 10 per cent accessible housing.</p>
<p>The ULDA will work with the Department of Housing and Public Works, 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>A stretch target of 5 per cent is encouraged for social housing. In particular, developers should work with local housing companies and not for profit providers to utilise NRAS and other channels for the funding and delivery of social housing.</p>
<p>Housing Innovation and Diversity</p>	<p>A range of housing options should be considered in the UDA. A range of different housing types should be developed to reflect the opportunities for students, live-work, and other housing types. In particular development should consider the use of innovative housing types.</p>
<p>Community</p> <p>Given the diverse range of uses within the UDA, including University, research, residential, sport & recreation and employment, attention should be given to innovative ways to provide wide-ranging community amenity.</p>	<p>Timely delivery of community infrastructure, maintaining and improving local amenity.</p> <p>Shared use of facilities, especially sport & recreational facilities.</p>

5.3 Ecological sustainability

The 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 provide development standards to ensure the minimisation of adverse impacts on ecological processes and natural systems.

ULDA actions	Stretch targets
<p>The ULDA will work with CQU, Rockhampton Regional Council, government agencies, utility providers and other organisations to:</p> <p>Develop 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>Consider demonstration projects to:</p> <ul style="list-style-type: none"> » deliver alternative technology and service model projects for local renewable energy, water self sufficiency and waste avoidance and recovery » deliver affordable sustainable housing projects that reduces energy use and inputs to achieve zero emissions » facilitate for early introduction of electric vehicles and associated infrastructure. <p>The ULDA will work with the Department of Transport and Main Roads and the council to develop public transport strategies for the UDA.</p>	<p><u>Natural resources and environment</u></p> <p><u>By 2018</u></p> <p>Potable water usage reduction of 25 per cent</p> <p>Average household energy usage reduction to 15 kilovolt hours (kWh) per day</p> <p>25 per cent peak energy demand reduction in average diversified maximum demand</p> <p>60 per cent reduction in demolition and construction waste</p> <p><u>Economic sustainability</u></p> <p><u>By 2018</u></p> <p>100 per cent wireless internet connection to mixed use areas as identified in Map 2: Structure and zoning plan.</p>

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

ULDA actions	Stretch targets
<p>The ULDA will work with government agencies, the council, CQU and other education providers as required to:</p> <ul style="list-style-type: none"> » formulate and implement employment generation, training and education strategies » formulate and implement CQU student engagement with the development and implementation of sustainable development strategies » identify opportunities for collaboration and innovation to achieve superior planning, design and development outcomes. 	

Schedule 1: Exempt development

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

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

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

Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development

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

Development for a Home based business.

Development consistent with an approved PoD.

Development for an Educational establishment within the Special purpose zone, except

- » if within 20 metres of the boundary of the zone; or
- » where, in the case of development in the Special purpose zone west of Yaamba Road, development involves a material change of use for an Educational establishment that includes building work.

Schedule 2: Definitions

Use definitions

Commercial use category

Business

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

Car park

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

Health care services

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

Sales office

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

Industrial use category

Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes

ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

High impact industry

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

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

Low impact industry

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

The manufacturing aspects of the use are undertaken indoors.

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

Medium impact industry

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

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

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

Noxious and hazardous industry

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

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

Research and technology facility

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

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

Service Industry

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

Warehouse

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

Residential use category

Display home

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

Home based business

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

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

- » there is no display of goods
- » number of employees does not exceed 4.

House

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

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

Multiple residential

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

Other residential

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

residential accommodation for management and staff.

Relocatable home park

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

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

Short term accommodation

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

Retail use category

Bulk landscape supplies

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

Fast food premises

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

Food premises

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

Garden Centre

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

Market

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

Outdoor sales

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

Service station

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

Shop

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

Shopping centre

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

Showroom

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

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

Rural use category

Agriculture

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

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

Agricultural supply store

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

Animal keeping and husbandry

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

Intensive animal industries

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

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

Intensive horticulture

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

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

Wholesale nursery

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

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

Service, community and other uses category

Cemetery

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

Child care centre

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

Community facility

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

Crematorium

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

Educational establishment

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

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

Emergency services

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

Funeral parlour

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial

and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

Hospital

Means the use of premises for medical or surgical care or treatment of patients whether or not residing on the premises.

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

Place of assembly

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

Telecommunications facility

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

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

Utility Installation

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

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

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

Veterinary hospital

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

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

Means the use of premises by persons associated (whether incorporated or not) for social, literary, political, sporting, athletic or other similar purposes to which the general public may also resort and which is, or intends to be, subject to a club licence under the *Liquor Act 1992*. The premises may also include the provision of food and beverages,

limited live or recorded entertainment and gaming machines.

Indoor entertainment

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

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

Indoor sport and recreation

Means the use of premises for leisure, sport or recreation conducted wholly or mainly indoors such as indoor sports and fitness centres, gyms, bowling alleys, squash courts and the like.

Outdoor sport and recreation

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

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

Park

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

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

Tourism use category**Tourist attraction**

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

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

Tourist park

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

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

Other development**Filling or excavation**

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

Material change of use

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

Minor building work or demolition work

Means

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

Operational work

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

Reconfiguring a lot

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

Administrative definitions

Accessible housing

Housing in accordance with the applicable ULDA guideline.

Affordable housing

Affordable housing¹⁷ 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.

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.

Mezzanine

An intermediate floor within a room.

Neighbourhood centre

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical

centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).

Net residential density

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

Planning scheme

The planning scheme applying to Rockhampton City Council.

Plan of Development

See section 3.2.9.

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.

Public benefit

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

¹⁷ Refer to the ULDA Housing Strategy.

Public housing

As defined in the *Sustainable Planning Act 2009*.

Public interest

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

Public realm

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

Sensitive uses

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

Setback

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

Significant vegetation

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

- » ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the *Vegetation Management Act 1999*
- » contribution to the preservation of natural landforms
- » contribution to the character of the landscape
- » cultural or historical value
- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone¹⁸.

Site cover

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

Site density

Site density is the number of dwellings on a particular site area expressed as dwellings per hectare. It does not include roads, footpaths and public open space.

¹⁸ The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

Storey

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

1. a space that contains only:
 - c. a lift shaft, stairway or meter room
 - d. a bathroom, shower room, laundry, toilet or other sanitary compartment
 - e. accommodation intended for not more than 3 vehicles
 - f. a combination of the above
2. a mezzanine.

Urban Design

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

Schedule 3: Self-assessable provisions

Table 3: Self-assessable provisions for House - in the Residential zone

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



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April 2013