

Contents

Preliminary.....1

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

Strategic context 3

- 2.1 The Urban Development Area 3
- 2.2 Vision for the UDA 4

Development assessment procedures. 5

- 3.1 The elements of the ILUP 5
- 3.2 Levels of assessment 5
- 3.3 Development consistent with the ILUP 5
- 3.4 Public notification 6

Development requirements 6

- 4.1 The scope of the development requirements 6
- 4.2 Neighbourhoods 6
- 4.3 Housing diversity and affordability..... 6
- 4.4 Movement network 6
- 4.5 Community greenspace network 6
- 4.6 Community facilities 7
- 4.7 Natural and cultural values 7
- 4.8 Community safety and development constraints 7
- 4.9 Service infrastructure 8
- 4.10 General requirements..... 8

Level of assessment for development . 9

Infrastructure contributions10

Schedules 11

- Schedule 1: Exempt development 11
- Schedule 2: Definitions 12

1.1 Introduction

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

This ILUP commences on declaration of the UDA.

1.2 Background

The Act provides for particular parts of the State to be declared as areas called Urban Development Areas (UDAs). The Act also establishes the Urban Land Development Authority (ULDA) who's main function is to give effect to the Act.

The main purposes of the Act are to facilitate the following in the UDAs:

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

These purposes are facilitated by the ULDA:

- » planning, developing and managing land in UDAs
- » deciding UDA development applications
- » coordinating the provision of infrastructure.

The Act also enables the ULDA to help the development of, or carry out activities or services relating to, land that adjoins a UDA if it considered that doing so will help the performance of the ULDA's functions for the area.

1.3 Purpose of the ILUP

The purpose of this ILUP is to regulate development within the UDA until the development scheme for the area takes effect.

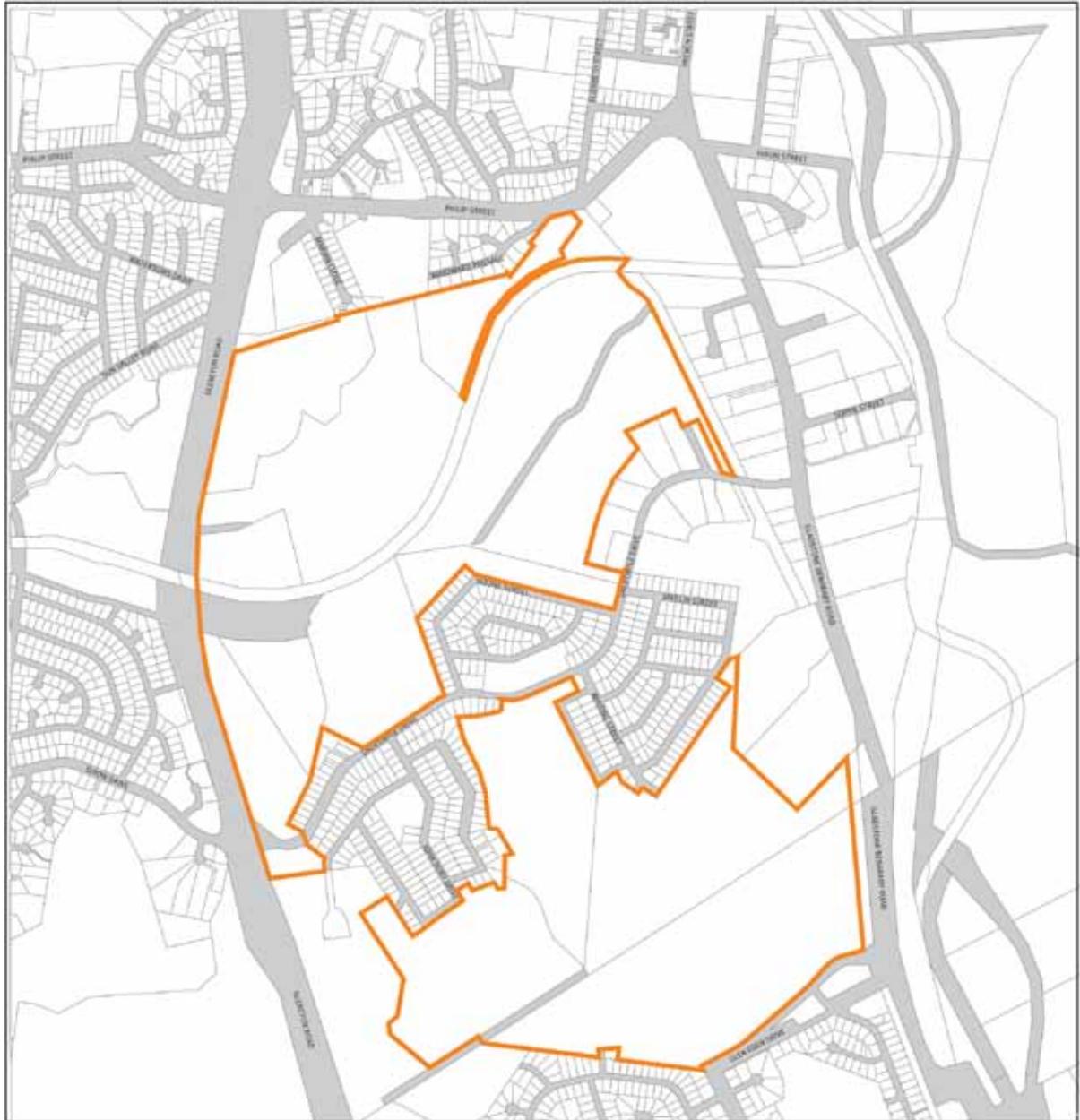
1.4 Relationship with the council's planning scheme

1. This ILUP prevails to the extent of an inconsistency with any of the following instruments:
 - » a planning instrument
 - » a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act.
2. Unless this ILUP specifically applies a provision of a planning scheme, or a plan, policy or code made under SPA or another Act, the ILUP is inconsistent with the provisions of the planning scheme, plan, policy or code.

1.5 Relationship with other legislation

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

Figure 1: Toolooa UDA boundary



 UDA Boundary

Figure 1: Toolooa UDA boundary

2.1 The Urban Development Area

The Toolooa UDA was declared by a regulation, pursuant to Part 2 Division 1 Section 7 of the *Urban Land Development Authority Act 2007*.

The UDA is situated approximately 6 kilometres south of the Gladstone CBD in the suburb of Toolooa. It comprises State land totalling approximately 180 hectares.

The UDA surrounds an existing residential development in the centre of the area and adjoins residential areas to the north and Glen Eden in the south. A rail freight line bisects the site east-west in the north and a large electricity sub-station and power lines bisect the proposed UDA east-west in the south. Native vegetation covers a significant portion of the UDA.

Light industrial and commercial uses adjoin the UDA to the east. The Toolooa State High School is at the northern end of the UDA. A small shopping centre is located on the corner of Philip St and Glenlyon Road. To the south are sporting fields, including the Meteors Sports Club. The Toondoon Botanic Gardens is a large regional recreational facility south-east of the proposed UDA.

The Gladstone-Benaraby Road is a state controlled road. Philip Street and Glenlyon Road are arterial roads while Glen Eden Drive and Dalrymple Drive are local collector streets.

The selection of this site in Gladstone as a UDA is consistent with the core mission of the ULDA which is to help make housing more affordable and to deliver a range of housing options for the changing needs of the community.

2.2 Vision for the UDA

The Toolooa UDA will integrate with and add to the existing residential areas in Toolooa and Glen Eden. The vision is expressed through four themes:

A vibrant community

Residential development will build onto to the existing residential area by providing new opportunities for people to interact and enjoy the area where they live. This will be achieved through improved choices in housing, linked open space, community meeting places and multiple choices for moving through and around the area.

An inclusive community

The UDA will provide housing diversity, including affordable and accessible housing, to enable existing residents to stay within their neighbourhood as they move through the life cycle. A neighbourhood centre will provide a focus for community events and community interaction.

An accessible community

Links within and between the various parts of the Toolooa UDA will provide opportunities for people to move through the area via streets, pathways and open space corridors. Public transport will be extended on streets that have been designed to accommodate buses and easily accessible and safe bus stops.

A sustainable community

Development will respond to and protect sensitive areas such as endangered native vegetation, flood prone land and steep slopes. These sensitive areas will be included as part of open space and parkland areas and ecological corridors in a way that enhances Toolooa as a place to live and enjoy the natural environment.

Buildings and other new works such as parks and rehabilitated natural areas will respond positively to the key environmental issues of energy conservation, climate change, waterway protection and waste management. Appropriate buffers and other treatments between sensitive uses such as major infrastructure and houses will be established to enhance current and future amenity.



3.1 The elements of the ILUP

This ILUP contains:

- » a vision for the UDA and
- » development requirements.

The vision identifies the broad planning outcomes for the UDA.

The development requirements regulate development to achieve the vision. These requirements apply to all UDA assessable development in the UDA. To the extent a requirement is relevant, it must be taken into account in the preparation of a UDA development application and the assessment of the application.

The development requirements:

- » reflect the Government objectives for the UDA
- » seek to achieve for the UDA, the purposes of the Act.

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

3.2 Levels of assessment

Table 1 identifies whether development is:-

1. UDA exempt development (Column 1)
2. UDA self-assessable development (Column 2)
3. UDA assessable development that is permissible (Column 3A)
4. UDA assessable development that is prohibited (Column 3B).

UDA exempt development

Development included in Schedule 1 and Table 1 is UDA exempt development meaning that a UDA development approval is not required prior to carrying out the use or works.

UDA self-assessable development

A UDA development application is not required for development identified as self-assessable. However, the development must comply with any applicable self-assessable requirements set out in the ILUP.

UDA assessable development that is permissible

Permissible development requires a UDA development application to be made to the ULDA for assessment and decision. A UDA development approval must be granted by the ULDA before UDA assessable development can be carried out in the UDA.

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

UDA assessable development that is prohibited

Development mentioned in Table 1 Column 3B is prohibited development that is inconsistent with the ILUP.

3.3 Development consistent with the ILUP

UDA permissible development is consistent with this ILUP where:

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

3.4 Public notification

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

4.1 The scope of the development requirements

The UDA development requirements relate to:

- » neighbourhoods
- » housing diversity and affordability
- » movement network
- » community greenspace network
- » community facilities
- » natural and cultural values
- » community safety and development constraints
- » service infrastructure
- » general requirements.

For more detail regarding how to comply with the specific development requirements listed below refer to relevant guidelines issued by the ULDA and available from the ULDA website www.ulda.qld.gov.au.

4.2 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.
- » 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 and views, and use natural features, such as ridges and waterways, or man made features such as parklands to provide local identity and character
- » have a centrally located focal point which must comprise of at least a local 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 (CPTED) principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas
- » residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment
- » are designed to promote optimum solar access and use of prevailing breezes
- » may be of an urban or suburban nature distinguished by

residential density.

4.3 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
- » provides a range of affordable housing for households on low to moderate incomes -provides accessible housing to cater for changing household needs
- » 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.

4.4 Movement network

Development contributes to:

- » connected communities with efficient and affordable access
- » 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 road network that has a functional hierarchy, provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas
- » 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 neighbourhoods. The active transport network provides safe and direct links to key destinations including centres, parks and schools.

4.5 Community greenspace network

Development contributes to natural green space areas by:

- » retaining locally significant remnant vegetation and habitat for fauna
- » protecting important landscape and visual quality values
- » enhancing wetland communities
- » providing ecological corridors and linkages, including to areas outside the neighbourhood or community.

Development delivers parks that:

- » contribute to the achievement of a network of greenspace 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 as much existing significant vegetation as possible
- » are shaped and embellished to suit their anticipated use
- » support the community's recreational needs and provide opportunities for community and special events.

4.6 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.

4.7 Natural and cultural values

Development responds to the constraints of the land and delivers:

- » protection of significant environmental and ecological values
- » 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:

- » avoids, minimises and/or offsets development impacts on areas of biodiversity value
- » maintains or improves ecological connectivity in the local urban context
- » incorporates landscaping with endemic species that contributes to bushland character, flora and fauna habitat, and fauna movement
- » respects cultural heritage
- » 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 in and adjacent to the UDA where practicable

- » maintains or 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 practice sediment and erosion control techniques
- » 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.

4.8 Community safety and development constraints

Development ensures that people and property are safe from potential hazards including:

- » acid sulfate soils¹,
- » flooding, bushfire and landslide ² and
- » predicted effects of climate change.

Impacts of noise and dust from transport corridors are managed and minimised³.

1 For information on how to address potential acid sulfate soils, refer to State Planning Policy 2/02 *Planning and management of development involving acid sulfate soils* and the associated guideline.

2 For information on how to address potential flooding, bushfire and landslide, 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
- » the relevant outcomes of the Queensland Floods Commission of Inquiry 2011.

3 For information on how to address impacts from transport corridors, refer to Queensland Planning Provision, MP 4.4 Buildings in a Transport Noise Corridor.

4.9 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, electricity 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.

4.10 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.

Table 1: Levels of assessment table

Column 1 Exempt Development	Column 2 UDA self assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>1. An environmentally relevant activity if: (i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i> and the activity complies with that code.</p> <p>2. If the land is not on the Environmental Management Register or Contaminated Land Register, development specified in Schedule 1.</p>	Nil.	Nil.	All development other than development mentioned in Column 1.

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

Infrastructure charges will be based on Gladstone Regional Council's *Adopted Infrastructure Charges*.

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

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

Schedule 1: Exempt development

All aspects of 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.
Development for a Home based business.
Development consistent with an approved Plan of Development.
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: <ol style="list-style-type: none"> a. not exceeding 50m³ 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.
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: <ol style="list-style-type: none"> a. other than Significant vegetation, or b. Significant Vegetation where <ol style="list-style-type: none"> » the clearing is consistent with an approved Plan of Development » carried out by or on behalf of Gladstone 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: <ol style="list-style-type: none"> » do not exceed 5m² for commercial, industrial, recreational or entertainment use » are attached to front fence or facade of main building » do not project more than 150mm from front facade or front fence » are not illuminated » contain name of business or operator, use on premises, contact details or name and address of building » comprise no more than two signs.

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 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 on the one lot.

Multiple residential

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

Other residential

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

Relocatable home park

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

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

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 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 housing⁴ 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.

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

⁴ Refer to the ULDA Housing Strategy.

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 the former Gladstone City Council.

Plan of Development

Means:

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

Plot ratio

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

Premises

As defined in the *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.

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 zone⁵.

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:

1. a space that contains only:
 - a. a lift shaft, stairway or meter room
 - b. a bathroom, shower room, laundry, toilet or other sanitary compartment
 - c. accommodation intended for not more than 3 vehicles
 - d. 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.

⁵ 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.



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