



**Bowen Street, Roma  
Urban Development Area  
Development Scheme**

# Contents

## Bowen Street Urban Development Area Development Scheme

<b>Introduction .....</b>	<b>1</b>	<b>Introduction .....</b>	<b>1</b>	<b>Schedules.....</b>	<b>13</b>
<b>Strategic Context.....</b>	<b>2</b>	1.1 The Urban Land Development Authority.....	1	Schedule 1: Exempt development .....	13
<b>Land Use Plan .....</b>	<b>5</b>	1.2 Urban Development Area .....	1	Schedule 2: Definitions .....	15
<b>Infrastructure Plan .....</b>	<b>11</b>	1.3 Purpose of the development scheme .....	1	Contact Us.....	18
<b>Implementation Strategy .....</b>	<b>12</b>	1.4 Elements of the development scheme.....	1		
<b>Schedules.....</b>	<b>13</b>	<b>Strategic Context.....</b>	<b>2</b>		
		2.1 Location .....	2		
		2.2 Outcomes for the UDA.....	3		
		<b>Land Use Plan .....</b>	<b>5</b>		
		3.1 Purpose of the land use plan.....	5		
		3.2 Development assessment procedures.....	5		
		3.2.1 Land use plan .....	5		
		3.2.2 UDA outcomes .....	5		
		3.2.4 Levels of assessment.....	6		
		3.2.7 Land not included in a zone .....	6		
		3.2.8 Notification requirements .....	6		
		3.2.9 Relationship with local government planning scheme and SPA.....	6		
		3.3 UDA-wide criteria .....	7		
		3.4 Zone provisions.....	9		
		3.4.1 Residential Zone intent.....	9		
		3.4.2 Special Purpose Zone intent .....	10		
		<b>Infrastructure Plan .....</b>	<b>11</b>		
		Infrastructure .....	11		
		<b>Implementation Strategy .....</b>	<b>12</b>		
		Implementation.....	12		

## 1.1 The Urban Land Development Authority

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

The role of the ULDA is to facilitate:

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

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

## 1.2 Urban Development Area

The Bowen Street, Roma Urban Development Area (UDA) was declared by regulation on 30 July 2010.

## 1.3 Purpose of the development scheme

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

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

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

## 1.4 Elements of the development scheme

The Bowen Street, Roma UDA Development Scheme consists of:

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

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

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

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

## 2.1 Location

Located approximately 1.5 kilometres west of the Roma town centre on the residential fringe, the Bowen Street, Roma UDA covers 20 hectares of land (refer to Map 1).

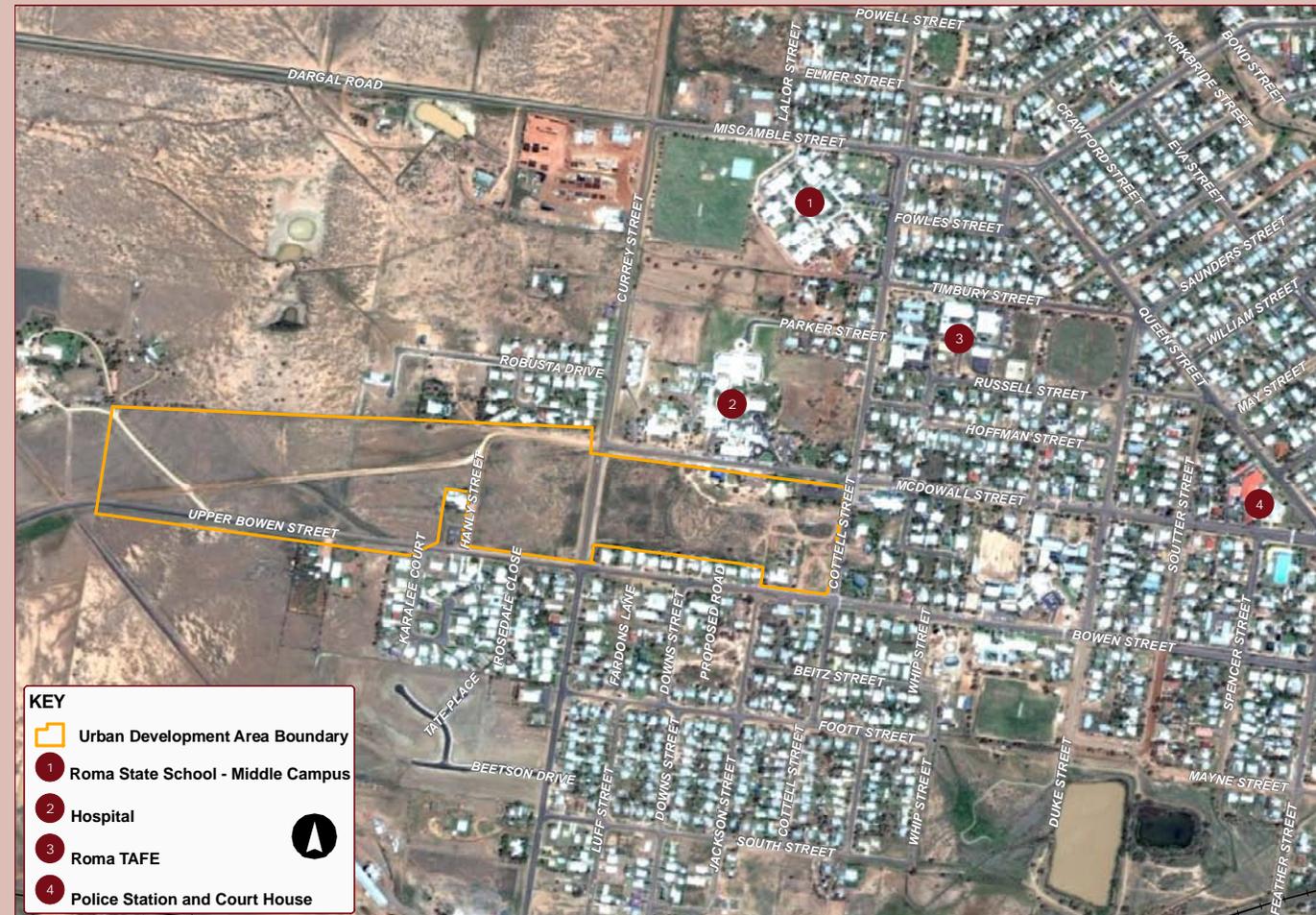
The site is bounded by Cottell Street to the east, Bowen Street to the south and McDowall Street to the north. The western portion of the UDA is bounded by an unformed road reserve corridor, formerly used as a stock route.

Currey Street runs north south through the centre of the subject site.

The Roma General Hospital is situated immediately to the north of the eastern portion of the UDA. Twelve houses fronting Bowen Street adjoin the southern boundary of the UDA. A further house on Hanly Street adjoins the UDA.

Currently, at the eastern portion of the UDA there is a recreational park with play facilities, carpark, skatebowl and bicycle educational facility. An Endeavour Foundation facility is situated in the south east corner together with a community garden.

Map 1: Bowen Street, Roma Urban Development Area boundary



## 2.2 Outcomes for the UDA

The Bowen Street, Roma UDA will become a model residential neighbourhood which is affordable, sustainable, interconnected, and demonstrates best practice urban design principles. Through its design, the UDA will support a diverse, safe and healthy community, create a pleasant place to live and respect and enhance the local neighbourhood.

The outcomes for the UDA are broadly illustrated in Map 2: Roma UDA Structure and Zoning Plan. Map 2 shows the zones for regulating land uses and the key structural elements to be developed in the UDA including:

- » the majority of the area designated for residential development
- » a potential community service hub
- » a street pattern that is a logical extension of existing roads and internally facilitates safe and efficient movements with priority given to walking and cycling
- » a neighbourhood park and indicative pocket parks, connected along the central through road, providing for recreational activities and contributing to the amenity and character of the area
- » the retention of the skate bowl adjoining the neighbourhood park.

The UDA will:

*House the future by:*

- » providing a range of housing choices to cater for the changing needs of local communities through a mix of densities, types, designs, house prices and home ownership and rental options that cater to a range of lifestyles, incomes and lifecycle needs
- » assisting in meeting Roma's housing demand.

*Be a livable community by:*

- » promoting community health and well-being through urban design that supports a healthy and active lifestyle
- » enhancing the existing neighbourhood park, providing for both passive and active recreation facilities
- » ensuring development is sensitive to the environment by using, where possible, efficient sources of energy and waste disposal
- » providing necessary infrastructure.

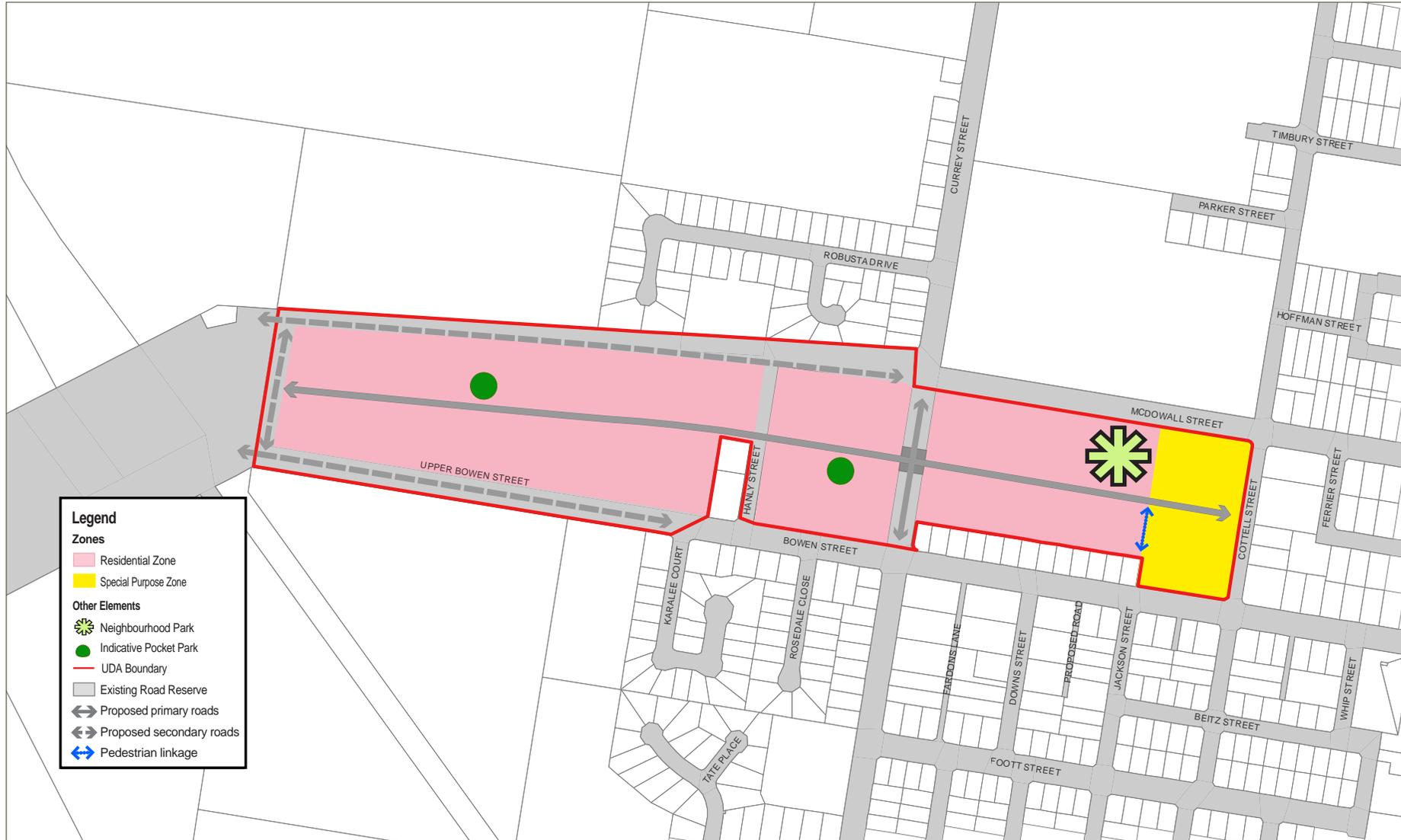
*Connect communities by:*

- » using appropriate street patterns, pavement treatments and tree planting to establish a clear street hierarchy
- » providing direct and efficient links from the UDA to the surrounding community.

*Promote planning and design excellence by:*

- » becoming a modern, resilient and adaptable urban area that promotes connectivity, safety and accessibility, whilst recognising what is important to the local community
- » embracing a Queensland style that reflects its hot arid climate.

Map 2: Bowen Street, Roma UDA Structure and Zoning Plan



### 3.1 Purpose of the land use plan

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

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

### 3.2 Development assessment procedures

#### 3.2.1 Land use plan

The land use plan:

- (i) identifies broad outcomes for the Roma UDA and
- (ii) states the requirements for carrying out development to achieve the outcomes for the UDA.

#### 3.2.2 UDA outcomes

The outcomes:

- (i) seek to achieve for the UDA the purposes of the Act and
- (ii) are the basis for the UDA development requirements.

The UDA outcomes are spatially represented in Map 2 Roma UDA Structure and Zoning Plan.

#### 3.2.3 UDA development requirements

The UDA development requirements are expressed through:

- (i) development criteria for the whole UDA (UDA-wide criteria)
- (ii) Roma UDA Structure and Zoning Plan (zoning plan)
- (iii) development provisions for a specific zone (zone intents)
- (iv) tables specifying the level of assessment for development for each zone (level of assessment table).

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



### 3.2.4 Levels of assessment

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

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

No UDA assessable development is identified as prohibited in the UDA.

### 3.2.5 Development consistent with the land use plan

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

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

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

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

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

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

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

- » superior design outcomes
- » overwhelming community need.

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

### 3.2.6 Consideration in principle

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

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

- (i) it supports the application, with or without qualifications that may amend the application
- (ii) it opposes the application
- (iii) it cannot accept the proposal until a detailed assessment is made through a UDA development application, or
- (iv) it has no established view on the proposal and no indication of support or opposition.

The ULDA when considering a UDA development application:

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

### 3.2.7 Land not included in a zone

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

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

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

### 3.2.8 Notification requirements

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

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

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

This development scheme replaces the Bowen Street, Roma Interim Land Use Plan (ILUP).

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

### 3.3 UDA-wide criteria

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

The UDA-wide criteria should be read with the relevant statement of zone intent.

The infrastructure plan and implementation strategy may include further information, which are relevant to the consideration of design and project feasibility planning of development proposals.

The Bowen Street, Roma UDA-wide criteria cover the following topics:

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

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

<sup>1</sup> Including ULDA guideline no. 01 Residential 30, Affordable housing strategy and the Accessible housing and Sustainability guidelines.

#### 3.3.1 Housing and community

The UDA delivers housing affordability and choice.

Residential neighbourhoods:

- » deliver a minimum of 66 percent of all dwellings across the UDA available for rent by households on or below the median annual income for Roma
- » deliver a minimum of 30 percent of all dwellings across the UDA available for rent by households on a low to moderate income for Roma
- » deliver 10 percent of all dwellings as accessible housing to meet the changing needs of people and households over time
- » contribute to housing choice by providing a range of housing types
- » deliver housing which integrates into existing residential areas.

#### 3.3.2 Neighbourhood, block and lot design

The UDA delivers development designed to:

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

Neighbourhood planning and design:

- » gives the neighbourhood a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly legible street networks, open space and use of streetscape elements
- » delivers appropriate scale of development
- » incorporates principles for crime prevention through environmental design (CPTED)
- » identifies appropriate areas for multiple residential uses
- » ensures adequate visual and noise amenity
- » maximises opportunities for views and vistas
- » achieves a balanced mix of lot sizes to provide housing choice and streetscape variety
- » responds to natural features, including topography and natural drainage features
- » promotes healthy and active lifestyles by prioritising walking and cycling within the UDA and connecting to facilities and services outside the UDA
- » incorporates orientation for solar access and natural ventilation
- » integrates development with the surrounding environment and provides for shared use of public facilities by adjoining communities

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

#### 3.3.3 Street design and parking

The UDA delivers:

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

Street network planning and design:

- » connects to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic
- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » provides movement networks for vehicles, pedestrians and bicycles that have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area, and maximise public transport effectiveness
- » provides for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key local and district destinations such as shops, educational facilities, parks and community facilities

- » minimises the impact of traffic noise on residential development.

Planning and design of vehicle access and parking ensures:

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

### 3.3.4 Environment and sustainability

The UDA delivers:

- » minimal emissions to land, water and atmosphere
- » efficient use of land and resources
- » protection of amenity, environmental and resource values.

The design, siting and layout of development:

- » minimises adverse impacts on the environmental values of the receiving waters by appropriately managing stormwater
- » minimises adverse impacts on natural landforms and the visual amenity of the site
- » retains vegetation where possible along streets and within parks

- » promotes energy and water efficiency practices above current standards<sup>2</sup>, maximises recycling opportunities and reduces waste generation
- » promotes the adoption of decentralised energy generation systems and natural ventilation to reduce energy use.

During construction adverse impacts on amenity are minimised.

<sup>2</sup> For Class 1 and Class 2 buildings (as defined in the Building Code of Australia 2009) the Queensland Development Code MP 4.1 Sustainable buildings outlines minimum requirements in terms of energy efficiency and efficient fixtures for water conservation.

### 3.4 Zone provisions

The Bowen Street, Roma UDA is divided into two zones.

The location and boundaries of the zones are shown on Map 2: Bowen Street, Roma UDA Structure and Zoning Plan.

#### 3.4.1 Residential Zone intent

The Residential Zone caters for a range of residential types including Houses, Multiple residential and Other residential reflecting local housing needs.

Except for Home based business, other uses are not anticipated in the zone.

The zone provides for densities of up to 30 dwellings per hectare. To achieve this density, lot sizes will generally range from 200m<sup>2</sup> to 650m<sup>2</sup> and may incorporate some built-to-boundary buildings.

The street pattern connects the community and prioritises walking and cycling.

Houses are typically two storeys in height. Opportunities for three storey multiple residential will be considered in appropriate locations. On lots immediately adjoining existing residences along the southern boundary of the UDA, the height of buildings is limited to two storeys.

The zone incorporates neighbourhood and pocket parks, including an existing park and skate bowl, which provide recreational opportunities and which can also contribute to environmental and civil engineering functions.

#### Level of assessment table: Residential Zone

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development
Development specified in Schedule 1	<p>Making a material change of use for a House on a lot greater than 450m<sup>2</sup></p> <p>If consistent with an approved Plan of Development making a material change of use for:</p> <ol style="list-style-type: none"> <li>House</li> <li>Multiple residential</li> </ol> <p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i></p>	All development, including development not defined in Schedule 2, other than development mentioned in Column 1 or Column 2.

### 3.4.2 Special Purpose Zone intent

The Special Purpose Zone is intended to be used for the development of Community facilities such as the Learning and Lifestyle Centre provided by the Endeavour Foundation.

Small- scale Commercial and Retail uses may also be appropriate, if the use directly supports a Community facility on the site, or the nearby Roma General Hospital such as a medical specialist, pathology service or pharmacy.

Not all of the land included in the zone will be required for Community facilities. The location and area of land required will be determined through further investigation. Excess land will be used for Residential uses consistent with the Residential Zone.

### Level of assessment table: Special Purpose Zone

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development
Development specified in Schedule 1.	Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i> .	All other development, including development not defined in Schedule 2, other than development mentioned in Column 1 or Column 2.

## Infrastructure

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

Infrastructure will include:

- » parks
- » roads
- » pedestrian/cycle networks
- » water supply and sewerage
- » stormwater management
- » telecommunications
- » power

Infrastructure charges will be based on Maranoa 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.

Listed below is infrastructure currently identified for the Bowen Street, Roma UDA.

Infrastructure	Description of Works
Parks	Enhancement of existing neighbourhood park.
	Creation of new pocket parks.
Roads	New road and street network within the UDA.
	Creation of intersections to existing road frontages to Cottell, McDowall, Bowen, Upper Bowen Streets and Currey Street.
	Upgrading of McDowall and Upper Bowen Streets west of Currey Street.
	Pedestrian network improvements to external facilities.
	Cycle path marking improvements on Bowen Street.
Pedestrian Link	Pedestrian link from Bowen Street, between residential development and community hub, to the existing neighbourhood park.
Water and supply and sewerage	Water and sewerage services for the residential development within the UDA that connect to existing networks.
Stormwater management	New works linking with external stormwater management works.
Community facilities	Community facilities identified in consultation with Maranoa Regional Council and State government agencies.

## Implementation

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 planning outcomes for the UDA.

The strategy identifies each of the implementation mechanisms and the purpose of the Act that each is seeking to achieve.

Implementation mechanisms	Relevant purpose of the Act
<b>Preparing a UDA development application</b>	
<ul style="list-style-type: none"> <li>» ULDA guideline no. 01 Residential 30</li> <li>» ULDA Accessible Housing Guideline</li> <li>» ULDA Environment and Sustainable Development Guideline.</li> </ul>	<ul style="list-style-type: none"> <li>» Provision of a range of housing options to address diverse community need</li> <li>» Provision of an ongoing availability of affordable housing options for low to moderate income households</li> <li>» Planning principles that give effect to ecological sustainability and best practice urban design.</li> </ul>
<b>Development assessment process</b>	
<ul style="list-style-type: none"> <li>» Development Assessment Supplementary Guide</li> <li>» Development Assessment Certification Procedures Manual.</li> </ul>	<ul style="list-style-type: none"> <li>» Availability of land for urban purposes.</li> </ul>
<b>Provision of infrastructure</b>	
<ul style="list-style-type: none"> <li>» Identifying third party funding opportunities</li> <li>» Maranoa Regional Council (MRC) has expressed the need for, and potential interest in coordinating the delivery of, a multi purpose community facility located on the eastern end of the UDA site, addressing Bowen, Cottell or Mc Dowall Street. The ULDA is now working with MRC to confirm the need for and viability of such a facility.</li> </ul>	<ul style="list-style-type: none"> <li>» Provision of infrastructure for urban purposes.</li> <li>» Provision of infrastructure for urban purposes.</li> </ul>
<b>Community engagement</b>	
<ul style="list-style-type: none"> <li>» Factsheets, newsletters, letterbox drops, newspapers</li> <li>» Identifying training and education opportunities within the development industry.</li> </ul>	<ul style="list-style-type: none"> <li>» Planning principles that give effect to ecological sustainability and best practice urban design</li> <li>» Provision of a range of housing options to address diverse community need.</li> </ul>
<b>Key stakeholder consultation</b>	
<ul style="list-style-type: none"> <li>» Working with Maranoa Regional Council and State agencies to identify and resolve issues</li> <li>» Working with the development industry to identify opportunities for collaboration and innovation to achieve superior planning and design outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>» Availability of land for urban purposes</li> <li>» The provision of a range of housing options to address diverse community need</li> <li>» Provision of infrastructure for urban purposes</li> <li>» Planning principles that give effect to ecological sustainability and best practice urban design</li> <li>» Provision of an ongoing availability of affordable housing options for low to moderate income households.</li> </ul>

## Schedule 1: Exempt development

Building 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.
Minor building work or demolition work except where the building is identified as a heritage registered place.
Material change of use of premises
Making a material change of use of premises implied by building work, plumbing work, drainage work or operational work if the work was substantially commenced by the state, or an entity acting for the state, before 31 March 2000.
Making a material change of use of premises for a class 1 or 2 building under the Building Code of Australia (BCA) part A3, if the use is for providing support services and short term accommodation for persons escaping domestic violence.
Reconfiguring a lot
Reconfiguring a lot under the <i>Land Title Act 1994</i> , if the plan of subdivision necessary for the reconfiguration is:
(a) a building format plan of subdivision that does not subdivide land on or below the surface of the land
(b) for the amalgamation of two or more lots
(c) for the incorporation, under the <i>Body Corporate and Community Management Act 1997</i> , section 41, of a lot with common property for a community titles scheme
(d) for the conversion, under the <i>Body Corporate and Community Management Act 1997</i> , section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme
(e) in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, or land by:
(i) a constructing authority, as defined under that Act, for a purpose set out in parts 1-13 (other than part 10, second dot point) of the Schedule to that Act or
(ii) an authorised electricity entity
(f) for land held by the state, or a statutory body representing the state and the land is being subdivided for a purpose set out in the <i>Acquisition of Land Act 1967</i> , parts 1-13 (other than part 10, second dot point) whether or not the land relates to an acquisition
(h) for the <i>Transport Infrastructure Act 1994</i> , section 240
(i) in relation to the acquisition of land for a water infrastructure facility.
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Carrying out operational work associated with a material change of use that is UDA exempt development.
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with an approved reconfiguring a lot
Carrying out operational work that is clearing of vegetation.
Carrying out operational work for a satellite dish on a premises, where the satellite dish has no dimension greater than 1.8 metres.

Filling or excavation:

- (a) to a depth of one vertical metre or less from ground level
- (b) where top dressing to a depth of less than 100 vertical millimetres from ground level.

Operational work (including maintenance and repair work) if the work is carried out by or on behalf of a public sector entity authorised under a state law to carry out the work.

#### Plumbing or drainage work

Carrying out plumbing or drainage work.

#### All aspects of development

Development a person is directed to carry out under a notice, order or direction made under a state law.

Development for Park.

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

Development for Home based business.

Development for Sales office and display home.

Development consistent with an approved Plan of Development

Development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for the purpose of that undertaking by way of:

- (a) development of any description at or below the surface of the ground
- (b) the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structures or erections required in connection with the station
- (c) the installation or erection of an electricity distribution or supply network (and any components of such a network) which operates at voltages up to and including 33 kilovolts, excluding new substations.

## Schedule 2: Definitions

### Use Definitions

#### Commercial Uses

##### Business

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

##### Medical centre

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

##### Office

Premises used primarily for administration, clerical, technical or professional activities, where any goods or materials made, sold or hired on the premises are ancillary to the primary activity.

##### Sales office and display home

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

#### Residential Uses

##### Community residence

Any dwelling used for accommodation where people share communal spaces, who may require assistance or support with daily living needs and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.

##### Home based business

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

- a. the floor area used specifically for the home business does not exceed 50m<sup>2</sup>
- b. any visitor accommodation does not exceed four visitors
- c. there is no hiring out of materials, goods, appliances or vehicles
- d. there is only one sign related to the Home business, located within the premises of on a fence facing the road
- e. there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a house

- f. there is no industrial use of premises
- g. the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

##### House

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

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

##### Multiple residential

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

##### Other residential

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

kitchens, ancillary medical facilities and residential accommodation for management and staff.

##### Relocatable home and caravan park

Means the use of premises for the parking or location of relocatable homes, caravans, self contained cabins, tents and similar structures for the purpose of providing residential accommodation.

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

#### Retail Uses

##### Shop

Means the use of premises for the display, sale or hire of goods to the public. The use includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. It also includes hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies.

**Shopping centre**

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

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

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

**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.

**Emergency service**

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

**Utility installation**

Means the use of premises for the purpose of providing utility or telecommunication services (which does not fall within the Schedule of Facilities and Areas under the

*Telecommunications Act 1997*). The use may include but is not limited to:

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

**Sport, Recreation and Entertainment uses****Park**

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

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

**Other Development****Environmentally relevant activities**

As defined in the *Environmental Protection Act 1994*.

**Filling or excavation**

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

**Material change of use**

As defined in the *Sustainable Planning Act 2009*.

**Minor building or demolition work**

Means:

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

**Operational work**

As defined in the *Sustainable Planning Act 2009*.

**Reconfiguring a lot**

As defined in the *Sustainable Planning Act 2009*.

**Administrative Definitions****Affordable housing**

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

**Basement**

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

**Building height**

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

**Development scheme**

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

**Dwelling**

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

**Dwellings per hectare**

Dwellings per hectare should be calculated on a 'net residential density basis' including internal local roads, local neighbourhood parks and half the area of adjoining local roads within the base land area.

**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.

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

**Ground level**

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

**Gross floor area**

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

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

**Mezzanine**

An intermediate floor within a room.

**Noise sensitive use**

Means any of the following:

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

**Plan of Development**

A detailed plan, including graphics, text and tables that collectively accompanies a development application. A Plan of Development details matters such as:

- » lot layout
- » the form and density of development
- » landscape intent
- » building control requirements including universal design and sustainability considerations relating to water and energy use, passive design and materials.

**Plot ratio**

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

**Private open space**

An outdoor area for the exclusive use of occupants.

**Public benefit**

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

**Public housing**

As defined in the *Sustainable Planning Act 2009*.

**Public realm**

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

**Setback**

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

**Site cover**

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

**Storey**

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

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

**Urban Design**

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



## Contact Us

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