

Urban Land Development Authority

BOWEN STREET, ROMA

INTERIM LAND USE PLAN 2010

July 2010

Version 1

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Preliminary

Introduction

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

This ILUP commences on declaration.

Background

The *Urban Land Development Authority Act 2007* (the Act) provides for particular parts of the State to be declared as areas called urban development areas.

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

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

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

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

Urban Development Area

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

The subject site is located at Bowen Street, Roma and is approximately 1.5 kilometres west of the Roma Town Centre. The eastern portion of the subject site is comprised of 6 surveyed land parcels which are zoned either Residential or Recreation under the *Roma Town Planning Scheme 2006*. The western portion of the subject site is comprised of a large unformed road reserve corridor which is understood to have been historically used as a stock route. The total area of the subject site is approximately 20 hectares.

Currently, the eastern portion of the subject site is used as a recreational park with play facilities, carpark, skatebowl and bicycle educational facility. An Endeavour Foundation facility is situated in the south east corner of this portion of the subject site with a community garden at the rear of the lot. An unused bore exists in the south east corner adjacent to Cottell Street.

Development under the Bowen Street, Roma ILUP will ensure efficient residential development, encourage a wider choice in housing style and create affordable product.

Purpose of the ILUP

The purpose of this ILUP is to regulate orderly development and provide direction as to the preferred form of development within the nominated precincts in the UDA.

The ILUP remains in force until such time as the development scheme takes effect.

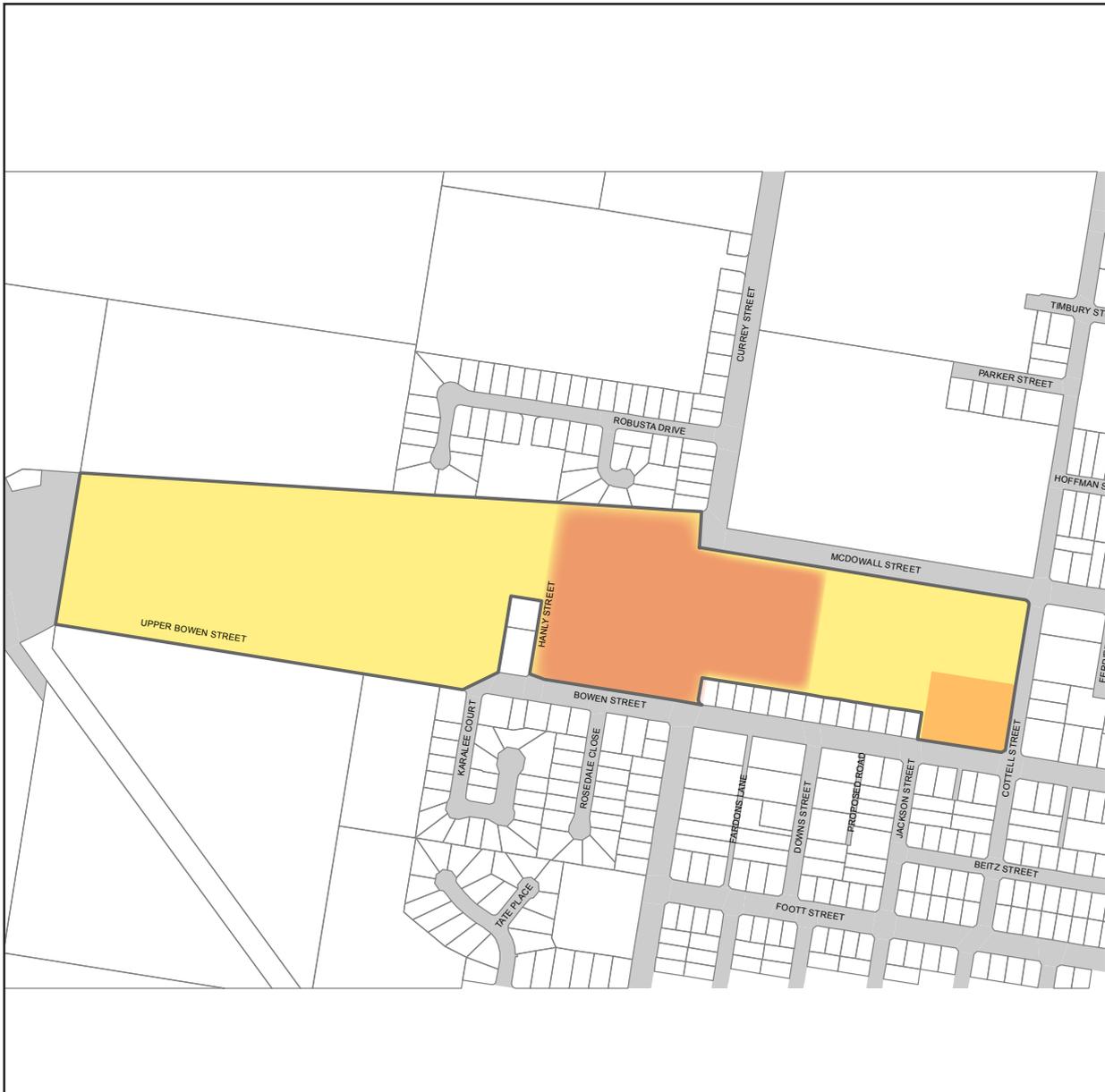
Relationship with local government planning scheme

From the date of declaration of the UDA, the ILUP replaces the local planning scheme.

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: Bowen Street, Roma UDA



Source: Digital Cadastre Database, Department of Environment and Resource Management December 2009

Map generated by Spatial Services branch of the Department of Infrastructure and Planning and Urban Land Development Authority.

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Key

-  UDA Boundary
-  Precinct 1
-  Precinct 2
-  Balance Area
-  Cadastre



Not to Scale

Development Assessment Procedures

Development Precincts

This ILUP nominates precincts within which particular development may be approved prior to commencement of the Bowen Street, Roma development scheme.

The development precincts for the declared UDA covered by this ILUP are shown in Figure 1.

Land within the declared UDA and not included in a precinct in Figure 1 falls within the balance area.

Levels of assessment

Within the Balance Area

All development within the balance area (except for development identified in Schedule 1 as Exempt Development) is UDA Assessable Development (Prohibited).

UDA Prohibited Development

UDA Assessable Development (Prohibited) is UDA Assessable Development that is inconsistent with the ILUP and may not be carried out in the urban development area.

UDA Exempt Development

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

UDA Assessable Development

Table 1 of this ILUP identifies whether development within the nominated precinct is:-

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

Development not mentioned in this ILUP as UDA Self-Assessable Development, UDA Assessable Development (Permissible) and Exempt Development is UDA Assessable Development (Prohibited).

A UDA development application is not necessary for UDA Self-Assessable Development complying with the requirements of this ILUP.

Development consistent with the ILUP

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

Permissible development is consistent with the ILUP where the development complies with the UDA principles detailed in this ILUP about the carrying out of development.

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

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

Permissible development requires a UDA development application to be lodged with the Urban Land Development Authority (ULDA) for assessment and decision. Approval is required for permissible development to be undertaken.

Prohibited development is inconsistent with the ILUP and may not be carried out in the UDA.

Notice of application

Public notice is required for all UDA development applications lodged under this ILUP.

Role of the development requirements in development assessment

The development requirements apply to all UDA assessable and self-assessable development in the Bowen Street, Roma UDA. To the extent a requirement is relevant, it is to be taken into account in the preparation of a UDA development application and the assessment of the application.

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

Purpose of the principles

The vision for the UDA specifies planning outcomes which:

1. reflect the Government objectives for the UDA
2. seek to achieve for the UDA, the purposes of the Act and
3. form the basis for the development requirements about the carrying out of development within the UDA.

Principles and development requirements

As indicated, the following principles and development requirements apply to the whole of the UDA, a particular precinct or the balance area.

UDA wide

The UDA principles and development requirements in this ILUP relate to:

- » housing and community
- » urban design and placemaking
- » transport, access and parking
- » environment and sustainable development

For more detail regarding how to comply with the requirements listed below refer to guidelines issued by the ULDA¹ and available from the ULDA website www.ulda.qld.gov.au.

Housing and community

Principle

Development delivers housing affordability, accessibility and choice and sustainable communities²

Requirements

Residential neighbourhoods:

- » deliver a minimum of 66% of all dwellings across the UDA available for rent by households with a median annual income of \$55,000 or less
- » deliver a minimum of 30% of all dwellings across the UDA available for rent by households with a median annual income of \$45,000 or less
- » provide housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenure and levels of affordability, to cater for a range of housing products
- » deliver affordable housing which is designed and located so that it is well integrated into the community
- » deliver 10 percent as accessible housing to meet the changing needs of people and households over time
- » deliver sustainable communities with a strong community identity and access to community facilities and services.

Planning and development processes provide opportunities for community engagement.

¹ Including the ULDA guideline no.1 Residential 30, Accessible housing, Affordable housing and Environment and sustainable development guidelines.

² Refer to the ULDA Affordable Housing Strategy and Accessible housing guidelines.

Neighbourhood, block and lot design

Principle

The UDA delivers development designed to:

- » **maximise connectivity**
- » **be responsive to the local climate & environment**
- » **walkable streets and neighbourhoods**
- » **provide personal safety and security**
- » **enhanced character & amenity**
- » **use infrastructure efficiently.**

Requirements

Neighbourhood planning and design:

- » gives the neighbourhood a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly legible street networks, open space networks 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
- » provides opportunities to benefit from solar access and prevailing breezes
- » integrated development with the surrounding area
- » provides public open space that caters for a variety of functions and experiences and that are safe for users
- » locates services and utilities to maximise efficiency and ease of maintenance.

Street design and parking

Principle

The UDA delivers:

- » **efficient and safe street networks for all users**
- » **adequate car parking.**

Requirements

Street network planning and design:

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

Building design

Principle

Buildings are designed and sited on the lot to:

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

Requirements

Buildings are designed and sited to:

- » meet needs for privacy, gardens, private open space and car parking on small and narrow lots
- » incorporate appropriate building setbacks that account for slope and protect the amenity and privacy of adjoining uses, including the appropriate use of built to boundary walls
- » complement or enhance the character of the local neighbourhood and contribute to the creation of attractive and safe residential environments
- » ensure on-site car parking spaces do not dominate the streetscape, do not interfere with the efficient functioning of the street, and enable on-street car parking
- » have clearly defined front entries and contribute towards the passive surveillance of the street
- » incorporate elements which provide diversity in building form and attractive frontages to all streets and parks
- » integrate fencing into the building, street and park design.

Environment and sustainable development

Principle

Development delivers:

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

Requirements

The design, siting and layout of development:

- » ensures that all land and groundwater will be fit for purpose
- » minimises adverse impact to the environmental values of the receiving waters and wetlands
- » appropriately manages floodwater and stormwater
- » minimises air quality impacts arising from construction including dust, noise and traffic impacts
- » minimises adverse impacts on natural landforms and the visual amenity of the site
- » promotes the efficient use of resources, maximises recycling opportunities and reduces waste generation
- » adopts leading energy efficiency standards and distributed energy systems within the built environment and encourages the generation of renewable energy³

3 Class 1 and Class 2 buildings (as defined in the Building Code of Australia 2009) must comply with the Queensland Development Code MP4.1 Sustainable buildings, which outlines minimum requirements in terms of energy efficiency and energy efficient fixtures for water conservation.

Precinct 1

Precinct 1 identifies the part of the UDA in which a UDA development application may be lodged, assessed and decided prior to the finalisation and commencement of the Development Scheme.

The precinct is not affected by any physical or environmental site constraints.

Precinct 1 will contain both houses and small scale multi-unit dwellings (Multiple residential) on traditional and smaller lots.

Development will need to ensure that the operation of the Roma General Hospital is not impeded and that access is maintained to the hospital site.

A Plan of Development will demonstrate how the UDA principles and development requirements will be met. The community will have an opportunity to comment on the Plan of Development when it is publicly notified.

Precinct 2

Precinct 2 identifies the part of the UDA in which a UDA development application may be lodged, assessed and decided prior to the finalisation and commencement of the Development Scheme.

It includes land occupied by the Endeavour Foundation and a community garden. These uses and activities will continue and appropriate future requirements will be accommodated. It is intended that there is an appropriate interface between the Endeavour Foundation uses and new residential development.

Balance Area

The balance area comprises the part of the UDA which requires further investigation of a number of issues including, for example the requirements for delivering housing outcomes within the unformed portion of the Upper Bowen Street road reserve. These investigations will be undertaken as part of the preparation of the development scheme. In the interim, all development in the balance area (unless identified in Schedule 1) is prohibited.

The uses and activities which currently exist in the Balance area will continue to operate.

Activities which are necessarily associated with mitigating impacts from stormwater and overland flows which may result from development in Precinct 1 are permitted in the Balance area.

Level of assessment for development

Table 1

Column 1	Column 2	Column 3	
Precincts	UDA Self Assessable Development	UDA Assessable Development	
		Column 3A	Column 3B
		Permissible Development	Prohibited Development
Precinct 1	<p>Development, except development mentioned in Schedule 1, that is:</p> <ol style="list-style-type: none"> 1. for a House on a lot greater than 450m² 2. if consistent with an approved Plan of Development: <ol style="list-style-type: none"> a. House on a lot less than 450m² b. Multiple residential c. Carrying out Operational work for: <ol style="list-style-type: none"> i. Filling or excavation ii. Reconfiguring a lot <p>Environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p>	<p>Development, except development mentioned in Schedule 1 or Column 2, that is for:</p> <ol style="list-style-type: none"> a. House b. Multiple residential <ol style="list-style-type: none"> a. Child care centre b. Community facility c. Emergency facility d. Other residential e. Place of assembly f. Utility Installation g. Environmentally relevant activities h. Filling or excavation. <p>Reconfiguring a lot.</p>	<p>All other development including development (not defined) except development mentioned in Schedule 1, Column 2 or Column 3A.</p>
Precinct 2	Nil	Making a material change of use for a Community facility	All other development including development (not defined) except development mentioned in Column 2, Column 3A and Schedule 1.
Balance Area	Nil	Nil	All development including development (not defined) except development mentioned in Schedule 1.

Infrastructure Contributions

Under Section 58 of the *Urban Land Development Authority Act 2007*, the ULDA may impose conditions relating to infrastructure, and the payment of contributions or the surrender of land for infrastructure for any development area.

Infrastructure contributions will be required and enforced through the conditions attached to any UDA development approval.

Infrastructure contributions will be based on the applicable Maranoa Regional Council's Register of Regulatory Fees and Commercial Charges.

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

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

Schedules

Schedule 1: Exempt Development

» Development exempt from assessment against this ILUP.

Building work

1. Minor building and demolition work.

Reconfiguring a lot

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

Operational work

1. Operational work, including filling and excavation, for stormwater management
2. Operational work, or plumbing or drainage work (including maintenance and repair work) if the work is carried out by or on behalf of a public sector entity authorised under a State law to carry out the work
3. Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than one metre
4. Filling or excavation where:
 - a. to a depth of one vertical metre or less from ground level on land subject to an approved Plan of Development or
 - b. top dressing to a depth of less than 100 vertical millimetres from ground level on land subject to an approved Plan of Development.

All aspects of development

1. Development directed to be carried out under a notice, order or direction made under a State law
2. Development for a park
3. Development for a Sales office and Display home
4. Development for a Home based business
5. Development undertaken by the State, or a statutory body representing the State, for the purposes of public housing.

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.

Home based business

House or multiple residential unit used for an occupation or business activity as a secondary use where:

- a. the floor area used specifically for the home business does not exceed 50m²
- b. any visitor accommodation does not exceed 4 visitors
- c. there is no hiring out of materials, goods, appliances or vehicles
- d. there is no repairing, servicing, cleaning or loading of vehicles not normally associated with a house
- e. 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.

Sales office and display home

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

Industrial Uses

Extractive industry

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

General industry

Means the use of premises for the making, assembling, dismantling, breaking up, servicing, storing, repairing goods, or treating waste where potential impacts exist.

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 Uses/Residential

House

Means the use of premises used for residential accommodation where on its own lot, used as one self contained dwelling.

Multiple residential

Means the use of premises used for residential accommodation where there are two or more dwellings 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 in this ILUP.

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/Retail

Fast food premises

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

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.

Service station

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

Shop

Means the use of premises for the display, sale or hire of goods to the public. The 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.

Rural Uses

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 use includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities, or
- » breeding, keeping, rearing, training, boarding or stabling of animals.

Service, community and other uses

Caretaker's accommodation

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

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.

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.

Educational establishment

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

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

Emergency service

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

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Place of assembly

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

Utility installation

Means the use of premises for the purpose of providing utility or 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 7.5m² in area and 3m in height.

Sport, recreation and entertainment uses

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 sport, entertainment 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 any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outside of a building.

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

Park

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

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

Other development

Filling or excavation

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

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 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- » Building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this ILUP, or
- » Raising a house where the resultant height does not exceed 8.5m

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 is housing which can be reasonably afforded by low to moderate income households. Housing can reasonably be afforded by low income households, if the household spends no more than 30% of its combined annual gross household income on rent or 35% of its combined annual gross household income on home ownership.

Affordable housing encompasses:

- » Private rental housing and home purchase options (including housing aimed at the first home owners market)
- » Social housing (including public and community housing).

Basement

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

Building

As defined in the *Building Act 1975*

Building height

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

Development scheme

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

Dwelling

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

Dwelling unit

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

- » Food preparation facilities
- » A bath or shower
- » A toilet and wash basin.

The term includes works ancillary to a dwelling.

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.

Plan of development

Means a detailed plan as described in a ULDA guideline⁴.

⁴ Including the ULDA guideline no. 01 Residential 30.

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 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. The term does not include areas of covered private open space.

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:

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, or
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: Information to support development

The following information may be required in support of development. If the relevant information does not accompany the UDA development application it may be sought through an information request or a condition of approval.

Plan of Development

As identified in Table 1: Level of assessment for development, certain UDA development applications are required to be accompanied by a Plan of Development (PoD).

A PoD may contain site plans, graphics and text and once approved becomes the primary document for the ongoing regulation of certain subsequent UDA self assessable and assessable development (permissible).

For further details on how to prepare a PoD refer to Residential 30 ULDA Guideline 01.

A PoD must detail:

1. the street pattern, including street pavement widths, the location of footpaths and any provision for car parking
2. the public open space areas
3. the subdivision pattern including lot areas and dimensions
4. building setbacks on each lot, including built-to-boundary wall locations, setbacks and building heights
5. lots on which more than one dwelling may be built, including the maximum number of dwellings on the site
6. staging of development
7. typical house plans (for lots between 250m² and 450m² in area) and
8. detailed concept house plans (for lots less than 250m² in area).

Note -

On lots between 250m² and 450m² in area, the subsequent House or Multiple residential will be conditioned to comply with both the PoD and the Building design provisions of the Design Checklist contained in Residential 30, ULDA guideline no. 01.

Depending on the development density and complexity of the design, a PoD may also need to detail:

1. street cross-sections, planting and landscaping areas
2. service infrastructure connection points to each lot
3. any access restriction arrangements
4. private open space areas
5. pavement and verge widths
6. kerb types
7. tree retention requirements
8. neighbourhood signage
9. slope controls (e.g. elevated construction, slab on ground requirements)
10. driveway locations
11. primary and secondary frontages.

To ensure an appropriate level of integration, the PoD should be prepared having due regard to the 'first cut' design of civil works and detail how:

1. gully pits, water meters, power pillars and communications pits do not interfere with driveways of narrow frontage lots
2. sewers and stormwater do not clash with walls that are built to the boundary (sometimes referred to as the zero lot line)
3. overland stormwater flows are not concentrated through narrow lots
4. slopes of small lots are not excessive
5. infrastructure items do not detract from the urban amenity and
6. any filling does not adversely impact on tree protection and driveway slope.