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Fitzgibbon
Urban Development Area
Development Scheme

July 2009

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urban land development authority

Queensland Government

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 is a key element of the Queensland Housing Affordability Strategy.

The role of the ULDA is to facilitate the development of declared Urban Development Areas (UDAs) to move land quickly to market and achieve housing affordability and urban development outcomes. This enables the Government to be more effective and proactive in providing land for urban development, particularly through major strategic infill and redevelopment sites. The ULDA is also a vehicle to deliver the Government's transit oriented development (TOD) projects throughout the State where they occur in UDAs.

The ULDA, which became operational on 26 November 2007, is working with local governments, community, local landowners and the development industry to deliver commercially viable developments that include diverse, affordable, sustainable housing and use best-practice urban design principles.

1.2 Fitzgibbon Urban Development Area

The Fitzgibbon Urban Development Area (UDA) was declared by regulation by the Minister for Infrastructure and Planning on 24 July 2008.

1.3 Purpose of the development scheme

The Fitzgibbon UDA Development 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.

From the date of approval, it replaces the Interim Land Use Plan for the UDA which was in place at the time of the declaration, and during the period of preparation of this development scheme. A development scheme is one of the primary mechanisms the ULDA uses to deliver on the main purposes of the Act.

As described by the Act, the main purposes of the development scheme are to facilitate:

(a) the availability of land for urban purposes

(b) the provision of a range of housing options to address diverse community needs

(c) the provision of infrastructure for urban purposes

(d) planning principles that give effect to ecological sustainability and best practice urban design

(e) the provision of an ongoing availability of affordable housing options for low to moderate income households.

Through the development scheme, development in the Fitzgibbon UDA will contribute to achieving the following goals:

- **Promoting and maintaining liveable communities.**

  Communities in the Fitzgibbon UDA will be diverse, safe and healthy, have access to services, jobs and learning, foster active local participation and are pleasant places to live, work and visit while enhancing the value of existing neighbourhoods.

- **Promoting planning and design excellence.**

  The Fitzgibbon UDA will become a modern, resilient and adaptable urban form that promotes connectivity, safety and accessibility whilst recognising local values and aspirations.

- **Providing economic benefit.**

  Economic benefit is maximised in the Fitzgibbon UDA by facilitating the release of urban land, considering lifecycle costs, operational savings, long term employment opportunities, creating partnering opportunities and creating long term value.

- **Protecting ecological values and optimising resource use.**

  The Fitzgibbon UDA protects and manages natural systems, habitats and biodiversity, and promotes the innovative and efficient use and management of precious resources such as materials, water and energy to minimise impacts on climate.

1.4 Elements of the development scheme

The Fitzgibbon UDA Development Scheme consists of three components being:

- **the land use plan**
- **the infrastructure plan**
- **the implementation strategy.**

The land use plan regulates orderly development and articulates the preferred form of development in the UDA, its precincts and sub-precincts.

The infrastructure plan outlines the infrastructure items required to support the vision for the Fitzgibbon Urban Development Area.

The implementation strategy describes how the ULDA will deliver the purpose of the Act drawing together the components of the land use plan and infrastructure plan.

2.1 Location

Located approximately 12 kilometres from the Brisbane CBD, the Fitzgibbon UDA covers 295-hectares of land in the northern suburbs of Fitzgibbon, Carseldine, Bald Hills, Taigum and Deagon. The Fitzgibbon UDA is bounded primarily by the Aspley School district to the south, Telegraph Road to the north, and the Gateway Motorway to the east. The UDA also includes the Environmental Protection Agency Hydraulics Laboratory north of Depot Road.

The Fitzgibbon UDA includes large portions of State owned land and contains one of very few sites in South East Queensland where a railway station will be co-located with a proposed busway station. The collocation of proposed busway and railway, new bus routes, and park and ride facilities in the Fitzgibbon UDA provides outstanding opportunities for transit oriented development with real choice and convenience in the mode of transport to be taken.

The Fitzgibbon UDA is a rare greenfield site in the Brisbane suburbs. The Fitzgibbon UDA:

- is in close proximity to existing and planned major public transport networks servicing and connecting the northern Brisbane suburbs
- includes substantial existing service infrastructure
- incorporates significant bushland and open space
- is bordered by existing suburban communities.

Map 1: Fitzgibbon Urban Development Area



2.2 Vision

Access, convenience, choice, community

The development of the Fitzgibbon UDA will provide a level of access to services and choice in housing, employment, recreation and public transport that is rare in the Brisbane suburbs. The Fitzgibbon UDA will feature:

- urban convenience in a suburban setting
- extensive public transport and transit options
- major recreational and sporting opportunities
- a genuine balance of affordability and sustainability
- contemporary Queensland-style buildings and landscape
- retention of significant environmental values.

Three distinct areas are envisaged:

- 'Carseldine Urban Village' – Carseldine's "Centro", an active, transit orientated mixed use urban village incorporating substantial bushland and open space.
- 'Fitzgibbon Residential' – Queensland-style, some of Brisbane's most affordable and sustainable suburban residential neighbourhoods including substantial bushland and open space.
- 'Bushland, Sport and Recreation' – the sport and recreational centre of Fitzgibbon including substantial bushland and open space.

A vibrant Brisbane urban village community – 'Carseldine Urban Village'

The large tract of State government land, the park and ride near the Carseldine Railway Station, and other key sites provide a great opportunity for the development of a transit oriented urban village approximately 12 kilometres from the Brisbane CBD.

The urban village will capitalise on the confluence of the proposed busway and railway stations, mixed use residential, commercial and retail, special purpose learning and research areas, knowledge enhanced employment opportunities, key bushland and recreational open space areas, and supporting nearby key high intensity commercial and residential areas.

Works and projects such as the proposed busway, and the future Beams Road railway overpass will stimulate renewal and redevelopment and enable a new mixed use urban village community to be created. The urban village will comprise a range of concentrated, transit oriented, employment, recreational, retail and residential opportunities.

A suburban Brisbane transit hub and transit oriented communities – Carseldine Station

The Carseldine Railway Station will provide a key suburban transit hub with co-located railway and proposed busway stations. The transit hub and available adjacent vacant land will enable and sustain the development and redevelopment of higher intensity residential and other urban uses within 800 metres of the railway station.

The land use pattern will provide for a variety of residential and mixed uses that respond effectively to local constraints and optimise local amenity and enterprise. Connections to surrounding areas will be safe and accessible and there will be a strong focus on walking, cycling and public transport, including a range of measures that promote public transit over the private car.

A diverse Brisbane suburban community – 'Fitzgibbon Residential'

Fitzgibbon Residential comprises a number of residential neighbourhoods providing for genuine choice in a variety of housing forms, types, and arrangements in a bushland and open space setting. Access to a variety of transport options is also a key feature of these neighbourhoods.

Each neighbourhood will celebrate life in a sub-tropical, suburban Brisbane location with an emphasis on:

- convenient connections to public transport and the surrounding bushland
- provision of a central, visible, and highly accessible park
- the creation of a distinct Queensland-style in buildings and landscape.

Each neighbourhood will showcase some of Brisbane's most affordable and sustainable housing in a variety of densities and scales. Housing will also support a wide variety of home-based business.

A healthy and diverse community

Whether in residential or mixed use areas, development in the Fitzgibbon UDA will provide for a range of housing choices to cater for the changing needs of local communities through a mix of densities, types, designs, price points and home ownership and rental options. Specific initiatives will deliver housing for low to moderate income families throughout the UDA.

All development will promote community health and wellbeing through a design that supports a healthy and active lifestyle.

New and existing communities will be supported by bushland and open space areas that will support a range of passive and active recreation activities.

A balance of environment, sport, and recreational open space values – 'Fitzgibbon bushland, sport and recreation'

The bushland, sport, and recreation areas will support a range of environmental values and cater for a wide range of cultural and financial interests and pursuits, from bushwalking, bird watching, recreational cycling and picnicking, to active club supported sports such as football.

Bushland and open space areas will support wildlife movement and will have a strong connection with existing corridors and habitat beyond the UDA and also function as a system of parks accommodating a range of active recreational uses.

A metropolitan park catering for sports, active and informal recreation, together with co-located community facilities will be developed between Roghan Road and Telegraph Road. This park will be integrated with surrounding recreation uses and other parks by a network of walkways and bikeways.

A subtropical Brisbane living environment

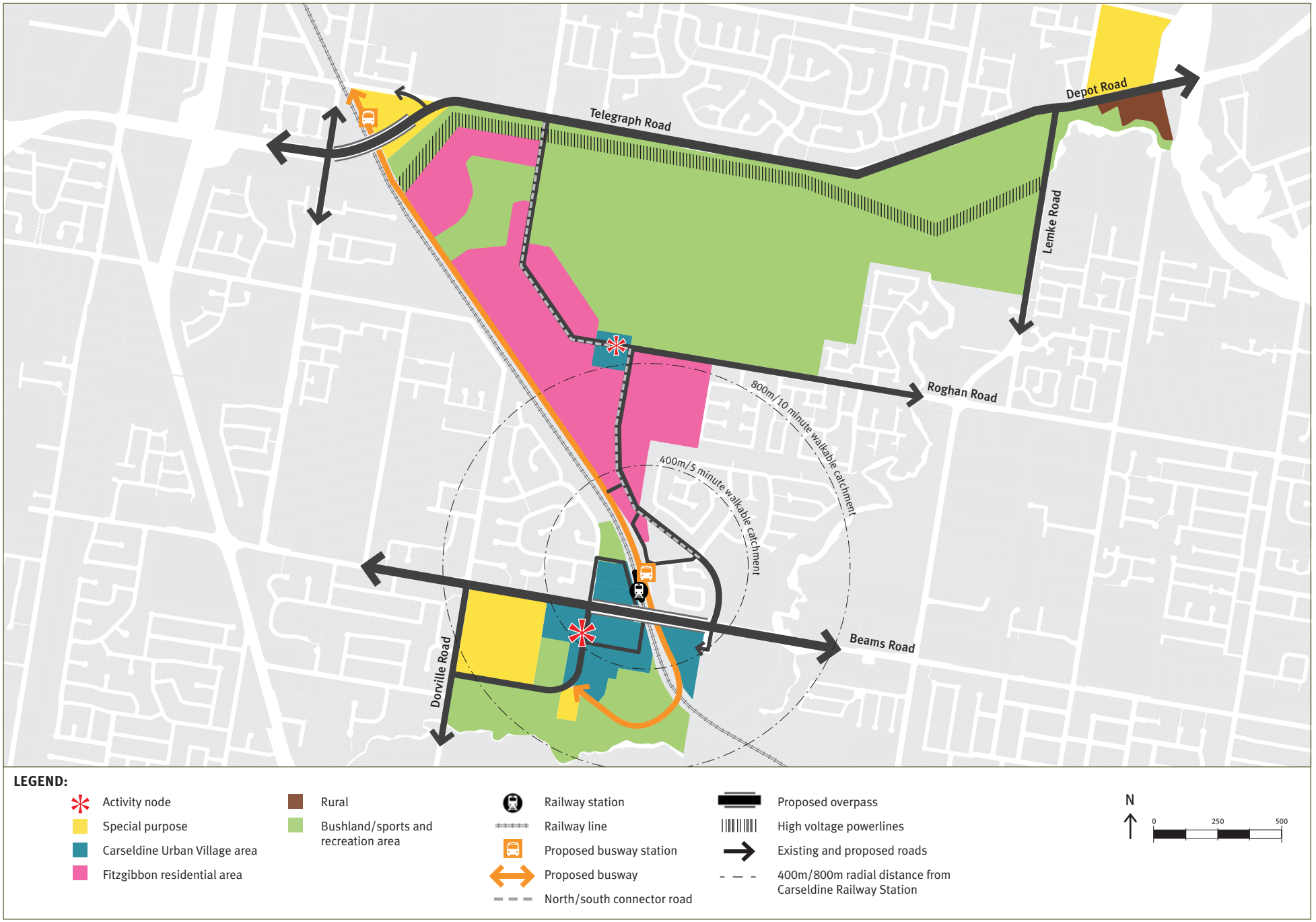
All development in the Fitzgibbon UDA will embrace a Queensland-style that respects, reflects and expresses its subtropical, Brisbane context. All development will include a mix of protected sunlit places for cooler months, open shady places for warmer months, buildings and landscapes that allow air movement and promote breezes during humid months, and a strong presence of water. Private and public green spaces will incorporate shade-trees to reflect Brisbane's sub-tropical character. Development will be sensitive to the environment by using, where possible, alternative sources of energy, water and waste disposal.

2.3 Structure plan

The structure plan (refer to Map 2) for the Fitzgibbon UDA illustrates the following key elements of the vision:

- an urban village mixed use and activity node focused around the Carseldine Railway Station
- residential neighbourhoods along the railway line and adjoining existing residential neighbourhoods to the east of the UDA
- substantial bushland and lineal open space areas
- preservation of proposed busway and railway corridors to enable major infrastructure including a dedicated proposed busway, bus station, and future railway overpasses to service the UDA
- a north/south connector road from Telegraph Road via Carselgrove Avenue, to Beams Road
- a mixed-use neighbourhood convenience centre at a key intersection on the north/south connector road
- other special purpose and rural land.

Map 2: Fitzgibbon Urban Development Area structure plan



Context

3.1 Purpose of the land use plan

The purpose of the land use plan is to regulate development and articulate the preferred form of development within the UDA, its precincts and sub-precinct.

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 outcomes

The land use plan seeks to achieve outcomes for the Fitzgibbon UDA which are specified in the following:

(i) the broad statements of planning intent for the UDA specified in the vision

(ii) the requirements about the carrying out of development for the UDA.

3.2.2 UDA vision

The vision for the UDA specifies broad outcomes which:

(i) seek to achieve for the UDA the purposes of the Act

(ii) are the basis for the requirements about the carrying out of development for the UDA.

The UDA outcomes are spatially represented in the Map 2: Fitzgibbon Urban Development Area structure plan.

3.2.3 Development requirements

The development requirements are comprised of:

(i) maps that indicate the future development of the following:
- the whole UDA
- designated parts of the UDA (precinct)
- designated parts of precincts (sub-precinct)

(ii) criteria for the whole UDA (UDA-wide criteria)

(iii) zones, statements of intent, outcomes, and principles for each precinct and sub-precinct

(iv) tables specifying the level of assessment for development for each precinct (level of assessment table).

3.2.4 Levels of assessment

The levels of assessment for the carrying out of development for the UDA are specified in the land use plan in the relevant level of assessment table which state in:

(i) column 1, UDA exempt development

(ii) column 2, UDA self assessable development (self assessable development)

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



(iii) column 3A, UDA assessable development which is not prohibited (permissible development)

(iv) column 3B, UDA assessable development which is prohibited (prohibited development).

3.2.5 Development consistent with the land use plan

Self-assessable development which complies with all applicable development requirements is consistent with the land use plan.

Permissible development is consistent with the land use plan where:

(i) the development complies with the requirements about the carrying out of development for the UDA, or

(ii) the development does not comply with the requirements about the carrying out of development for the UDA but:

- the development does not conflict with the structure plan or otherwise compromise the vision for the UDA
- there are sufficient grounds to approve the development despite the non compliance with the UDA development requirements.

Otherwise permissible development is inconsistent with the land use plan 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 land use plan and may not be carried out in the UDA.

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

- superior design outcomes or
- overwhelming community need

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

3.2.6 Sub-precinct development requirements

Permissible development in a sub-precinct may not occur unless a detailed plan for the sub-precinct (sub-precinct plan) has been approved or the ULDA advises that, in its opinion, a sub-precinct plan is not required as the development will not compromise the principles and outcomes of the sub-precinct and will not unreasonably prejudice the opportunities for the development of the remaining area in the sub-precinct.

In respect of the first permissible development that requires a sub-precinct plan, a UDA development application relating to all land in the sub-precinct and a sub-precinct plan must be made.

Any variation to an approved sub-precinct plan will require a new sub-precinct plan which must be accompanied by a UDA development application.

A sub-precinct plan must demonstrate how sub-precinct principles and outcomes are achieved and include the following:

(i) additional requirements for development in the sub-precinct

(ii) such other matters specified in a guideline issued by the ULDA.

A sub-precinct plan must be consistent with the vision for the UDA.

3.2.7 Consideration in principle

The ULDA may accept an application for consideration in principle of 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) whether it supports the application, with or without qualifications that may amend the application

(ii) whether it opposes the application

(iii) whether it cannot accept the proposal until a detailed assessment is made and those details should be the subject of a UDA development application, or

(iv) whether the proposal is one on which the ULDA has no established view and no indication of support or opposition can be given at that time.

The ULDA when considering a UDA development application:

(i) is not bound by any decision made for an application for consideration in principle

(ii) may give such weight as it considers appropriate to the decision in respect of the application for consideration in principle.

3.2.8 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.

Where the unallocated land is adjoined by land included in the same 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.

3.2.9 Notification requirements

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

(i) is accompanied by a sub-precinct plan, or

(ii) is for a use, or of a size or type which, in the opinion of the ULDA, warrants public notification.

3.2.10 Relationship with local government planning scheme and IPA

This development scheme replaces the Fitzgibbon Interim Land Use Plan (ILUP).

Unless this development scheme specifically applies a provision of the planning instrument or a plan, policy or code made under the *Integrated Planning Act 1997* (IPA) or another Act, the development scheme is inconsistent with the provision of the planning instrument or plan, policy or code.

The development scheme prevails to the extent of an inconsistency with any of the following instruments:

(i) a planning instrument

(ii) a plan, policy or code made under the IPA or another Act.

3.2.11 Development agreement

Where required, the ULDA will enter into a development agreement to ensure the delivery of affordable housing and infrastructure in the UDA. The development agreement may include among other things provisions prescribing:

- the amount, timing and bonding of monetary contributions
- the arrangements for providing a bank guarantee securing payment of the monetary contribution
- credit for the provision of works or product in lieu of payment
- any other matter that the ULDA deems appropriate in the achievement of the Act's purpose.

3.3 UDA zones

The zones that apply within the UDA are grouped in the following four categories: mixed use, residential, bushland/open space, special purpose and rural.

Within each of these categories there are a number of zones. The zones included in the Fitzgibbon UDA are described below.

Mixed use category

The **Mixed Use Centre Zone** caters for the UDA's widest range, highest order and greatest intensity of commercial, retail, administrative, civic, community, indoor entertainment, leisure facilities, cultural activities and mixed residential uses.

The **Mixed Use Zone** caters for a range of commercial, retail, administrative, civic, community, indoor entertainment, leisure facilities, cultural activities and residential uses.

Residential category

The **Residential Zone** caters for a range of residential types including dwelling houses, dual occupancies, multiple residential, special needs accommodation and universal housing reflecting local housing need and, depending on location, will be between 20 and 100 dwellings per hectare.

For the purposes for the development scheme, 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. Areas not in the residential zone (such as the bushland and open space zone) should not be included in density calculations. Some areas within the development scheme will however be calculated on a 'site density' basis as no local roads or neighbourhood parks will be provided within the site. Whether calculated on a 'site density' or 'net residential area' basis, the maximum densities as expressed in Map 6 apply to proposed development within the residential zone.

Non-residential land uses such as local shops, café's, schools, churches and community infrastructure that provide direct support to residential uses may be suitable in the residential zone. However, non-residential uses can only be established where residential character and amenity are maintained, when the uses cater for the needs of the immediate community and do not undermine the viability of any centres. Home based businesses and live-work businesses are permitted in the residential zone on the basis that residential character and amenity will be maintained.

Bushland and open space category

The **Bushland and Open Space Zone** encompasses the area's significant environmental values, landscape values, and visual quality, while providing opportunities for sustainable nature based recreation. The significant environmental values include wetland areas, remnant vegetation and habitat for fauna such as squirrel gliders. The bushland and open space areas also provide important ecological corridors and linkages to areas outside of the UDA.

The **Civic and Open Space Zone** caters for a full range of publicly accessible outdoor sport and recreation uses, from informal sports or events on a casual basis and the facilities associated with these such as picnic amenities, children's playground, courts and non-organised sporting facilities, and outdoor cultural, educational activities, public swimming pools, outdoor courts and parkland, and sports grounds. Any structures in the civic and open space zone will only be associated with facilities for spectators, club buildings and associated off-street parking facilities.

Special purpose category

The **Special Purpose Zone** caters for a range of special uses including land for government purposes, essential services such as water, sewerage and power, transport infrastructure, and community facilities such as meeting halls.

Rural category

The **Rural Zone** caters for a range of rural uses including agriculture, horticulture, animal keeping and forestry.

UDA-wide Criteria

3.4 Purpose of UDA-wide criteria

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

In addition to these UDA-wide criteria, land may be subject to precinct and sub-precinct criteria. Precincts and sub-precinct for the Fitzgibbon UDA are identified on Map 3: Fitzgibbon Urban Development Area zoning and precinct plan.

The infrastructure plan and implementation strategy may include further information that should be taken into account in design and project feasibility planning for development proposals.

The Fitzgibbon UDA-wide criteria cover the following topics:

- affordable and universal housing
- placemaking, urban design and sustainability
- bushland/open space planning and design
- Neighbourhood planning and design
- Building siting and design
- transport, access, on-site parking and servicing
- environment.

All elements of this section must be achieved to the greatest extent practical, having regard to each of the other elements.

3.5 Affordable and universal housing

All residential development (including residential components of a mixed use development) should deliver housing choice to suit a variety of households including: families, singles, couples, work-at-home occupiers, students, retirees, group accommodation households and people with special needs by offering variety in size, configuration, cost, adaptability, location and tenure.

Residential development should be accessible and designed in accordance with universal and sustainable design principles to meet the diverse needs of people and households over time.[1]

The affordable and universal housing components of a development should be distributed throughout the development and be finished to a suitable standard with all reasonable fixtures, services and appliances.

1 Refer to ULDA Affordable Housing Strategy.

3.6 Placemaking, urban design and sustainability

The form, type, and arrangement of buildings, streets and public spaces within the Fitzgibbon UDA should be designed in accordance with the following placemaking, urban design and sustainability goals.

Sustainability

Development should be designed to be as **sustainable** as possible through balancing, integrating and leveraging the ecological, social and economic opportunities in the UDA.

Sub-tropical

Development should be designed to be **sensitive** to local climatic conditions by embracing and celebrating nature, water, openness, outdoors, space, informality, and a sense of a distinctive Queensland vernacular in building and landscape design.

Smart

Development should be designed to **stimulate** entrepreneurial activity and innovation in place, through diversity and mix of land uses and development intensity and enabling businesses to be conducted from home.

Style

Development should be designed to **suit** its time and place, and balance Queensland contrasts of:

- outside and inside spaces
- natural and cultural influences
- private and public realms
- wet and dry seasons and
- urban and suburban places.

Scale

Development should be designed to a **size** that respects and reflects its suburban or urban situation at a village, neighbourhood, street, lot, building, or landscape scale.

3.7 Bushland/open space planning and design

Bushland

The bushland areas in the Fitzgibbon UDA fulfil a multi-functional role including the retention of significant environmental values, community recreation, and stormwater management. The bushland areas should provide:

- for retention of locally significant wetlands, remnant vegetation and habitat for fauna such as squirrel gliders
- continued ecological corridors and linkages to areas outside of the UDA
- important landscape and visual quality values
- opportunities for habitat improvement arising from development in other parts of the UDA through the provision of vegetation and habitat offsets to

improve the existing remnant vegetation and habitat areas within the existing bushland and open space zone

- opportunities for appropriate sustainable nature based recreation
- temporary management areas for stormwater prior to its release
- enhancement of wetland communities as part of stormwater management.

Multi-functional role of open space

The public open space in the Fitzgibbon UDA should fulfil a multi-functional role for community recreation, retention of significant environmental values, and stormwater management. The open space should provide:

- a range of recreation settings, corridors for community paths, and attractive urban environment settings and focal points
- adequate sporting and recreational facilities to meet the needs of the local and nearby communities
- accessibility to users in conjunction with existing sporting and recreation facilities
- acknowledgement of the opportunities and constraints presented by the physical characteristics of the land when considering the proposed use, landscaping and facilities
- opportunities for the incorporation of natural elements (existing trees, rocks, streams, creeks), sites of natural or cultural value, and linkage of habitats and wildlife corridors
- public safety and amenity of adjoining land users in the design of facilities and associated engineering works
- opportunities for regional or district open space to meet neighbourhood open space requirements
- a clear relationship between public open space and adjoining land uses established by appropriate treatment including alignment, fencing, landscaping, and addressing issues of security and surveillance
- avoidance of solid fencing along open space areas for security, surveillance, aesthetic and maintenance reasons
- landscaping that contributes to the bushland character and to flora and fauna habitat and fauna movement. In particular street trees should be selected from species native and/or endemic to the Fitzgibbon UDA.

Development adjoining bushland/ open space

A publicly accessible edge is to be provided at the interface between bushland/open spaces and other urban uses. Where required for bushfire or other emergency vehicle access, 100% of the bushland/open space interface should be roads or streets. In all other instances, at least 50% of the length of the open space interface shall be roads or streets, with the remaining public edge comprising pedestrian/cyclist ways.

Neighbourhood parks and open space

Where required in a precinct or sub-precinct, development should comprise well distributed public open spaces that:

- contribute to the legibility and character of the development
- provide for a range of uses and activities
- are cost effective to maintain
- contribute to stormwater management and environmental care.

3.8 Neighbourhood planning and design

Responsive planning and design

The neighbourhood (of around 300 dwellings) is the fundamental building block used to define residential neighbourhoods and mixed use development areas in the Fitzgibbon UDA. The design of each neighbourhood should be responsive to its own unique characteristics and opportunity, be it transit, integration with significant bushland and open space areas and recreational uses, proximity to the Carseldine Railway Station, or proximity to existing established communities.

Variety, choice and identity

Each neighbourhood should:

- offer a wide choice in good quality housing
- provide for appropriate scale local employment opportunities
- encourage walking and cycling
- minimise energy consumption
- promote a sense of place through distinctive neighbourhood focal points
- integrate local history and cultural design elements and
- recognise and, where possible, preserve the existing bushland.

Neighbourhood design

Each neighbourhood should comprise:

- a subdivision layout that gives the neighbourhood a strong and positive identity, by responding to site characteristics, setting, landmarks and views creating easily understood street and open-space networks
- a layout in accordance with principles of crime prevention through environmental design[2]
- street and movement networks which:
  - optimise walkable access to centres, schools, public transport stops and other local destinations
  - provides safe, convenient and legible movement for people with disabilities, including those using wheelchairs, mobility scooters and similar aids
  - deliver high levels of personal safety, traffic safety, property safety and security, and which positively contribute to streetscape amenity and open space quality

2 Refer to Queensland CPTED Guidelines.

- respect landmarks and sites of historical importance
- minimise lots fronting culs-de-sac
- deliver a safe, attractive and efficient pedestrian and cyclist network running largely along public spaces (including streets and open spaces), fronted and/or overlooked by dwellings, avoiding major breaks in surveillance on routes to and from public transport, and including end-of-trip facilities, where appropriate, to meet the needs of cyclists
- distribution and design of land uses to minimise infrastructure costs
- the siting and design of buildings to conserve non-renewable energy sources to assist in design appropriate for sub-tropical climatic conditions and buffer adjoining high-impact uses such as the railway and proposed busway
- a mix of lot sizes to enable a variety of housing types and other compatible land uses such as child care, local shops and home-based business development opportunities, arranged to minimise land use conflicts. Lot sizes address site constraints including slope and soil erosion
- lots which are sited and designed to incorporate bushfire protection measures in areas abutting bushland areas
- streets which are designed, located and connected to allow safe and efficient movement of fire emergency vehicles.

Buildings and public realm relationships

The public realm of civic spaces, parks, plazas, footpaths, urban streets and other shared community spaces should be clearly delineated from, but integrated with, the private realm and should comprise:

- a sense of place reflecting the character of the location
- material and plant selection appropriate to the location and relevant to the sense of place
- shade trees along streets and within public and private spaces
- an appropriate climate-based orientation and design, ensuring shade is provided, breezes can be shared and sunlight reaches internal and external spaces
- setbacks for the movement of pedestrians and standing areas for public transport stops
- at ground level, buildings designed to integrate shopping, dining, and other outdoor activities and continuous awnings to provide protection from the rain and sun and integrated with street plantings
- where appropriate, opportunities for informal and formal play
- where appropriate, opportunities to reflect local history, landmarks and culture through public artworks
- where possible, balconies to enable surveillance and overlooking of public spaces and places.

Mixed use development

Adequate lots for non-residential or mixed use development should be provided in appropriate locations to facilitate business and employment generation, taking into account:

- the need for businesses and home-based businesses to be located in and around the urban village and neighbourhood centre
- opportunities for home workspace development, with vehicular access via rear lanes and fronting the major north/south connector road, and/or backing on to or fronting across from commercial and retail development
- the capacity of potential mixed use lots, initially developed for housing, to efficiently convert to, or add a business use.

Flood immunity

Development will achieve appropriate flood immunity levels.[3]

3.9 Building siting and design

Queensland Style

Buildings should be a key contributor to the creation of a distinct sub-tropical Queensland-style of living throughout the Fitzgibbon UDA.

Buildings should be designed to achieve the following outcomes:

- encouragement of an informal and relaxed lifestyle through the extensive use of seamless indoor/outdoor living including large verandahs, shaded decks, screened outdoor rooms, and open plan arrangements to promote cross ventilation in hot and humid times
- responsiveness to the local weather characteristics
- garages and parking structures are sited and designed so as not to dominate the street, except in a rear lane situation
- connection with landscape and outdoor activities
- where appropriate, incorporation of Queensland vernacular building forms, types and arrangements.

Articulation

Buildings should be articulated with external:

- balconies
- doors and doorways
- windows
- shade and screening devices
- outdoor planting areas
- mixed use tenancies and
- where possible, distinct materials, details and colours.

Use of reflective glass in windows is generally not appropriate.

3 Refer to Brisbane City Council's Subdivision and Design Guidelines.

Integration

Outdoor/semi-outdoor living and 'indoor to outdoor' integration should be provided by the use of balconies and courtyards and large windows creating open building facades.

Lighting

Where provided, external lighting should be designed to light up the buildings and vegetated areas, without overspill to other buildings or the sky.

Sunshading

Sunshading is to be considered on external windows to improve the environmental performance of the building and enhance the subtropical character. Sunshading elements may be vertical and/or horizontal depending on the solar orientation of the building.

Ventilation

Where possible and relevant all dwellings should be naturally ventilated without the need for mechanical air conditioning and be in accordance with relevant, recognised guidelines.

Balconies and other private open space

All dwellings should be provided with adequate private open space and/or balconies to suit the anticipated needs of residents.

Ground floor private space should have fencing or level changes to provide privacy but still allow overlooking to the street to promote casual surveillance.

Proposed busway and railway corridors

While recognising the desire for buildings to incorporate sub-tropical design solutions, buildings overlooking proposed busway and railway corridors must also ensure that the safety and operational integrity of railways and proposed busway corridors are protected by incorporating appropriate design solutions that obstruct the throwing of objects at trains or buses or onto the overhead line equipment (OHLE) that may cause damage or service interference.

Detached dwellings

Site coverage and building setbacks

Site coverage and building setbacks should balance consideration of the need for private open space, car parking, security, ventilation and stormwater runoff from allotments.

High intensity buildings

Building character

(a) Ground level detail

Ground level building elements should have a variety of details and finishes.

(i) Entries

Entries should be emphasised through architectural and landscape treatment, pedestrian movement paths, awnings and increased ceiling height.

(ii) Awnings and screening

Buildings should incorporate weather protection, screening and shading structures on the building facades to channel breezes, filter sunlight, block out night lighting, provide rain protection, and grow plants. Each building façade shall be differentiated according to local microclimatic (prevailing breezes, orientation) requirements.

(iii) Balconies

Covered balconies are encouraged to be provided in all locations to reflect the subtropical context, in particular by providing external spaces that can be utilised under a variety of weather conditions.

(iv) Landscaping

Landscaping should be designed and located so that it:

- addresses streets and open spaces to facilitate personal and property security, surveillance of footpaths and public open space, and to deter crime and vandalism
- takes advantage of microclimatic benefits allowing adequate on-site solar access and access to breezes.

(v) Fences and walls

Except for specific feature walls associated with specific uses, fences or walls to ground floor residential uses should be of an open construction with at least 50 percent transparency.

(b) Upper level detail

Upper parts of taller buildings should express a visual character that is appreciated in the broader context, by the use of awnings and recessed balconies or screening and shading structures.

Where residential uses are incorporated within the first four podium levels, balconies may be more enclosed with solid balustrades, adjustable full height louvres and trellises.

Above ground podium car parking should be surrounded by uses which are open to or face the public realm.

(c) Roof form

Roofs should be appropriately designed to ensure plant and equipment is integrated with the overall building design.

Varied roof forms, building heights and massing of elements is encouraged.

Building and public realm frontages

Buildings should contribute to an active and safe public realm.

Street frontages of buildings should not include excessive expanses of blank walls, reflective glass, louvre grills for plant rooms, parking areas and rows of fire escapes.

Storage and bin areas

External storage and bin areas should be contained within the building(s) and/or not be visible from the public realm.

Building design and external storage and bin areas should facilitate the efficient sorting and disposal of waste to maximise recycling opportunities and be easily accessible by waste removal companies.

Common open space

Common open space should be provided in development with a density over 40 dwellings per hectare. Common open space should:

- provide for a mixture of outdoor uses and activities
- be positioned for good solar orientation
- be landscaped appropriately for a subtropical environment
- minimise water use and
- respect privacy of users and residents, including those on neighbouring properties.

3.10 Transport, access, on-site parking and servicing

Car parking

On site car parking areas, loading bays and service areas should either be integrated within or under buildings and sleeved by active frontages, or located away from the public realm behind buildings. The use of large blank screens to mask loading areas is not appropriate.

Vehicle service area crossovers and car parking should not detract from the character of active edges.

Co-location of uses and sharing of car parking spaces is encouraged to maximise efficiency.

Development is required to provide car parking (unless otherwise specified in a sub-precinct) in accordance with the following rates identified in Table 1: Car parking rates.

Table 1: Car parking rates

Land use	Car parking requirement
Commercial/retail uses	1 space per 30m^2 of gross floor area. Minimum 50% of car parking spaces to be provided on site. Up to 50% of car parking spaces may be provided in shared or other facilities in proximity to the site where appropriate.
House	2.0 spaces per dwelling unit to be provided on site. Spaces may be provided in tandem, with a minimum length of 5.0 metres per space. Where site is within 400 metres of a railway station or proposed busway station, a minimum of 1.0 space per dwelling unit to be provided on site.
Multiple residential	1.0 space per dwelling unit to be provided on site. Where site is within 400 metres of a railway station or proposed busway station, a minimum of 0.75 spaces per dwelling unit to be provided on site.

Variations to car parking rates may be considered where the development is in close proximity to public transport stations and activity nodes.

Circulation

Development is to support accessibility, permeability and movement for pedestrians and cyclists and appropriate movement by vehicles.

Cycle way paths and high quality cycling facilities should be incorporated in new roads within the UDA.

Development is to be designed to include safe and highly visible connections to pedestrian and cycle networks through building siting, landscape design elements and treatments.

End of trip facilities

End of trip facilities for pedestrians and cyclists should be provided as part of development for non-residential uses including secure, undercover bicycle storage facilities, showers and lockers[4].

4 Refer to Austroads Part 14 and AS2890.0 standards.

3.11 Environment

Flora and fauna

Development should not adversely affect the environmental values of the flora and fauna within the bushland and open space zone.

Where significant vegetation exists in precincts identified for development, vegetation should be retained where possible along streets and within parks.

Where significant vegetation is being cleared development will be required to rehabilitate land in the bushland and open space zone in accordance with the Fitzgibbon Bushland Management Plan prepared by the ULDA.

Contaminated land

Development must ensure that all land and groundwater will be fit for purpose consistent with current best practice[5].

Acid sulfate soils

Development will demonstrate consistency with current best practice for the identification and management of acid sulfate soils[6].

5 Refer to the Environmental Protection Act 1994 and the Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland (DEH, 1998).

6 Refer to the State Planning Policy 2/02: Planning and Managing development involving Acid Sulfate Soils and the Queensland Acid Sulfate Soils Technical Manual 2004.

General noise requirements

The design, siting and layout of development must address noise impacts and where necessary incorporate appropriate noise mitigation measures. Within 100m of the rail corridor boundary, noise sensitive uses must comply with best practice acoustic standards[7].

General air quality

Development is to manage exposure and risk associated with pollutants that could have a potentially adverse affect on human health consistent with current best practice[8].

Lighting

Lighting of the public realm, public open space and streets should ensure safety and surveillance without spill into habitable rooms of residential development.

Where located adjacent to bushland areas, special consideration is to be given to:

- the use of directional lighting and/or shades to reduce light spill and/or
- thick planting at the interface to limit light penetration.

Lighting in proximity to dedicated fauna/ squirrel glider crossings should be avoided.

Water management

Development is to be undertaken in accordance with current best practice standards and guidelines to protect and enhance water quality including but not limited to minimisation of water use, maximising infiltration and manage storm water quality and quantity through water sensitive urban design measures[9].

Lifecycle costs and material

Development should include sustainable features and smart design to reduce construction and operating costs.

Development should include the efficient use of resources and waste minimisation[10].

7 Refer to Environmental Protection (Noise) Policy 2008.
8 Refer to Environmental Protection (Air) Policy 2008.
9 Refer to WSUD Technical Design Guidelines for South East Queensland and Environmental Protection Regulation 2008, the Environmental Protection (Water) Policy 2007.
10 Refer to Smart and Sustainable Homes Design Objectives, Department of Public Works, June 2008.

Fitzgibbon Urban Development Area Development Scheme – Precincts

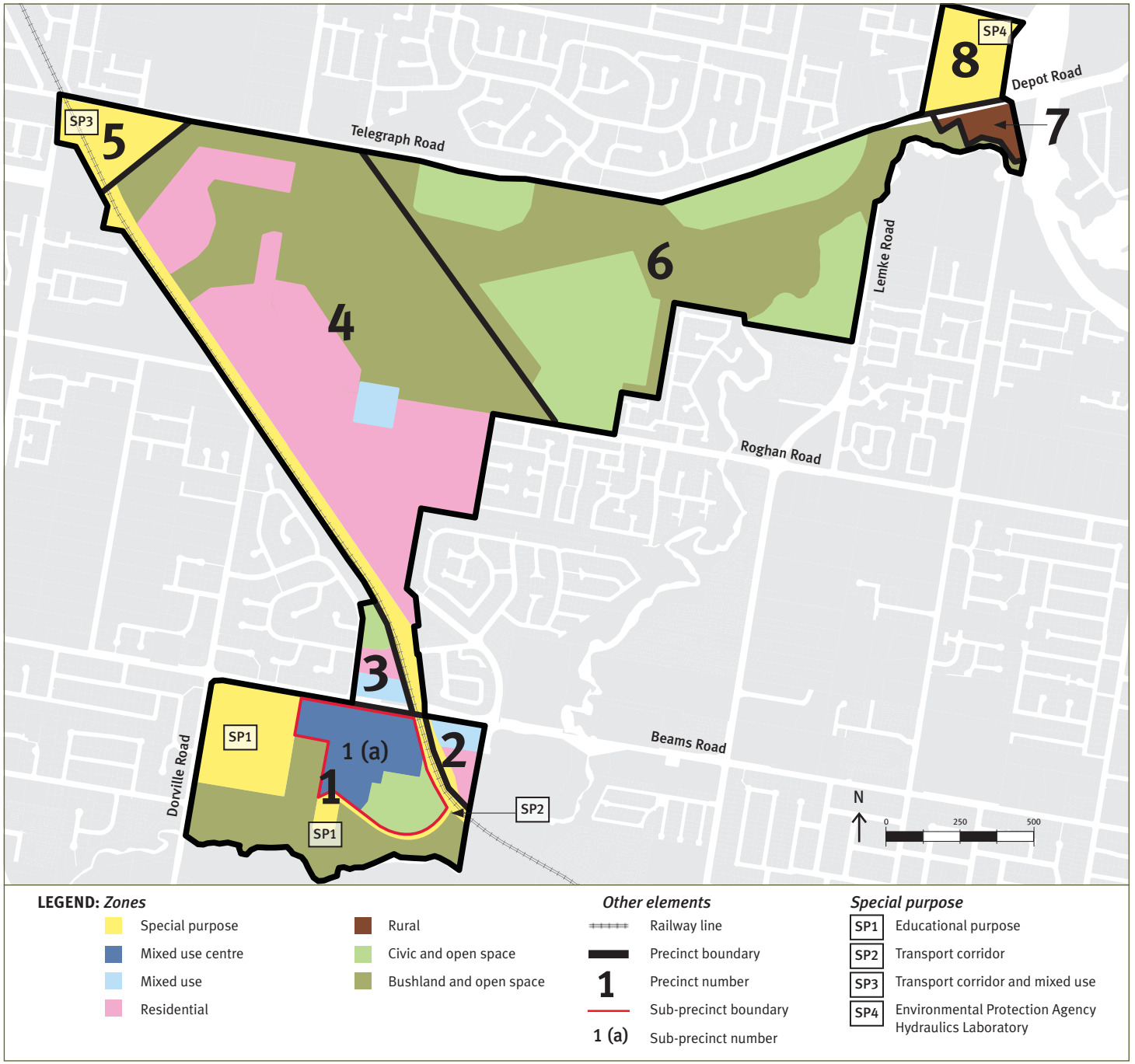
Introduction

The Fitzgibbon UDA is divided into eight precincts and one sub-precinct. Land within the UDA is also allocated a zone.

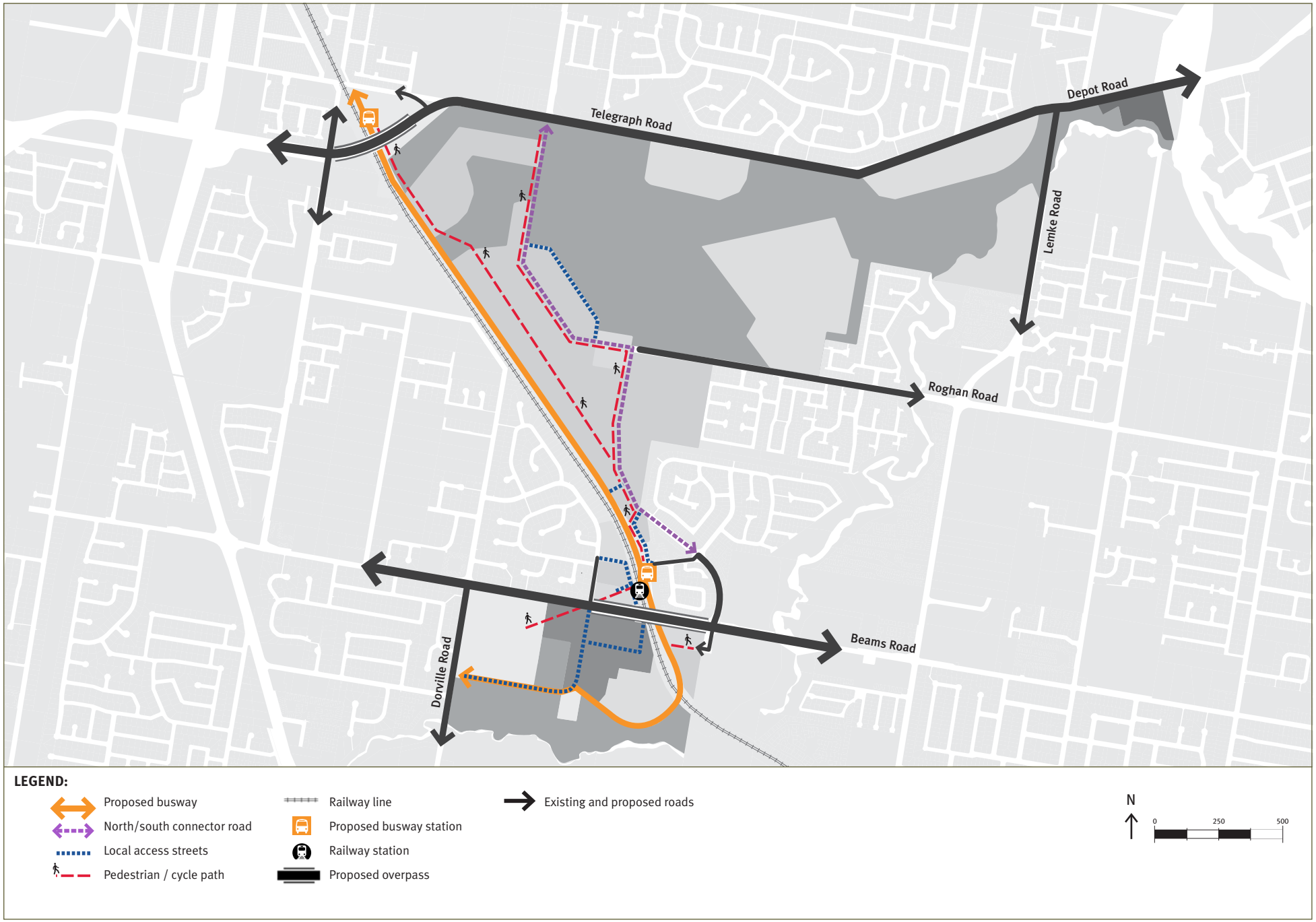
The location and boundaries of the precinct and sub-precinct are shown in Map 3: Fitzbiggon Urban Development Area zoning and precinct plan. The zones are explained in detail in section 3.3 of the land use plan.

The Fitzgibbon UDA zoning and precinct plan is to be read in conjunction with the Fitzgibbon UDA transport plan (refer Map 4), Fitzgibbon UDA building height plan (refer Map 5), and Fitzgibbon UDA density plan (refer Map 6), which apply where relevant to precincts identified in Map 3: Fitzgibbon UDA zoning and precinct plan.

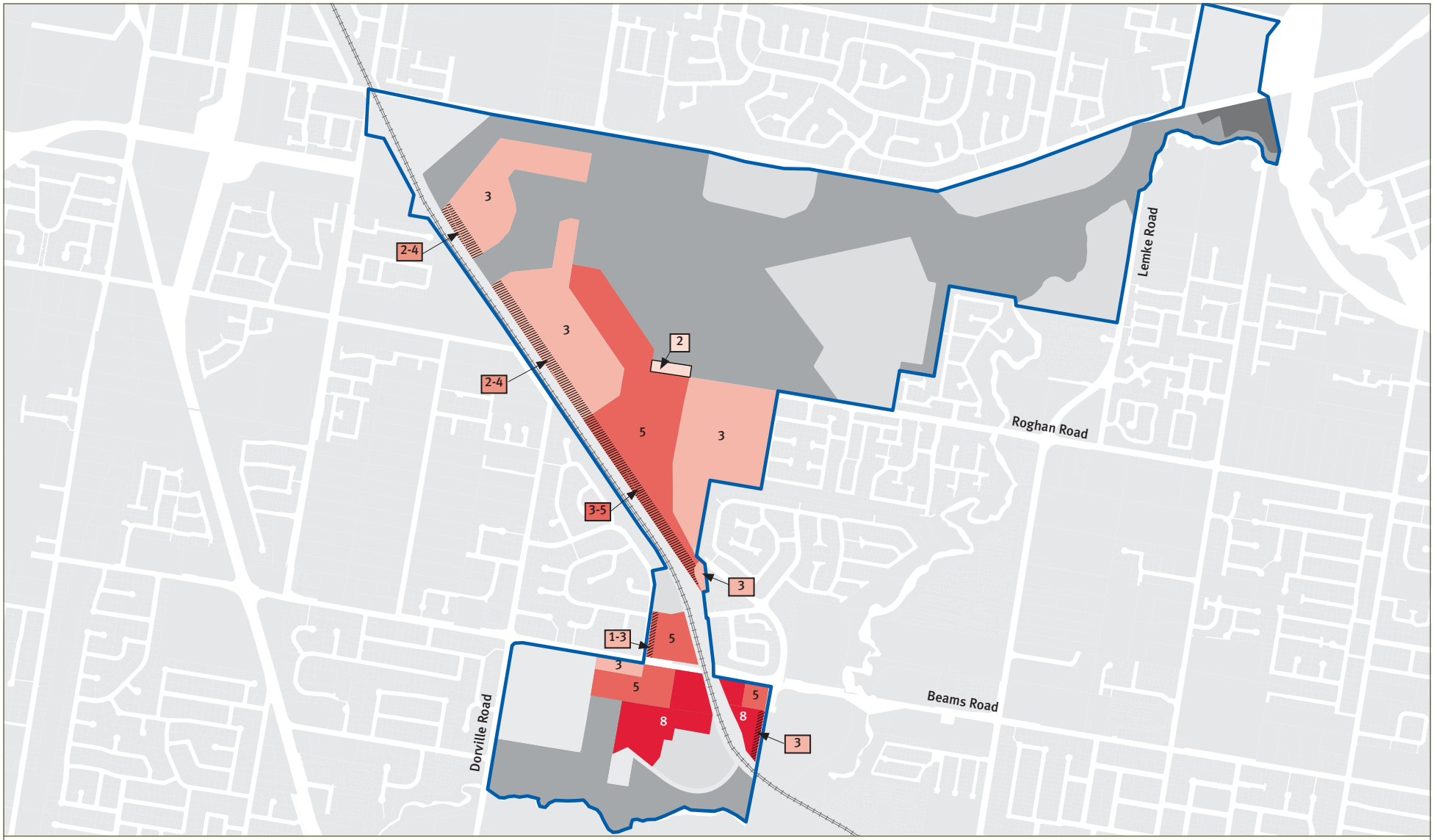
Map 3: Fitzgibbon Urban Development Area zoning and precinct plan



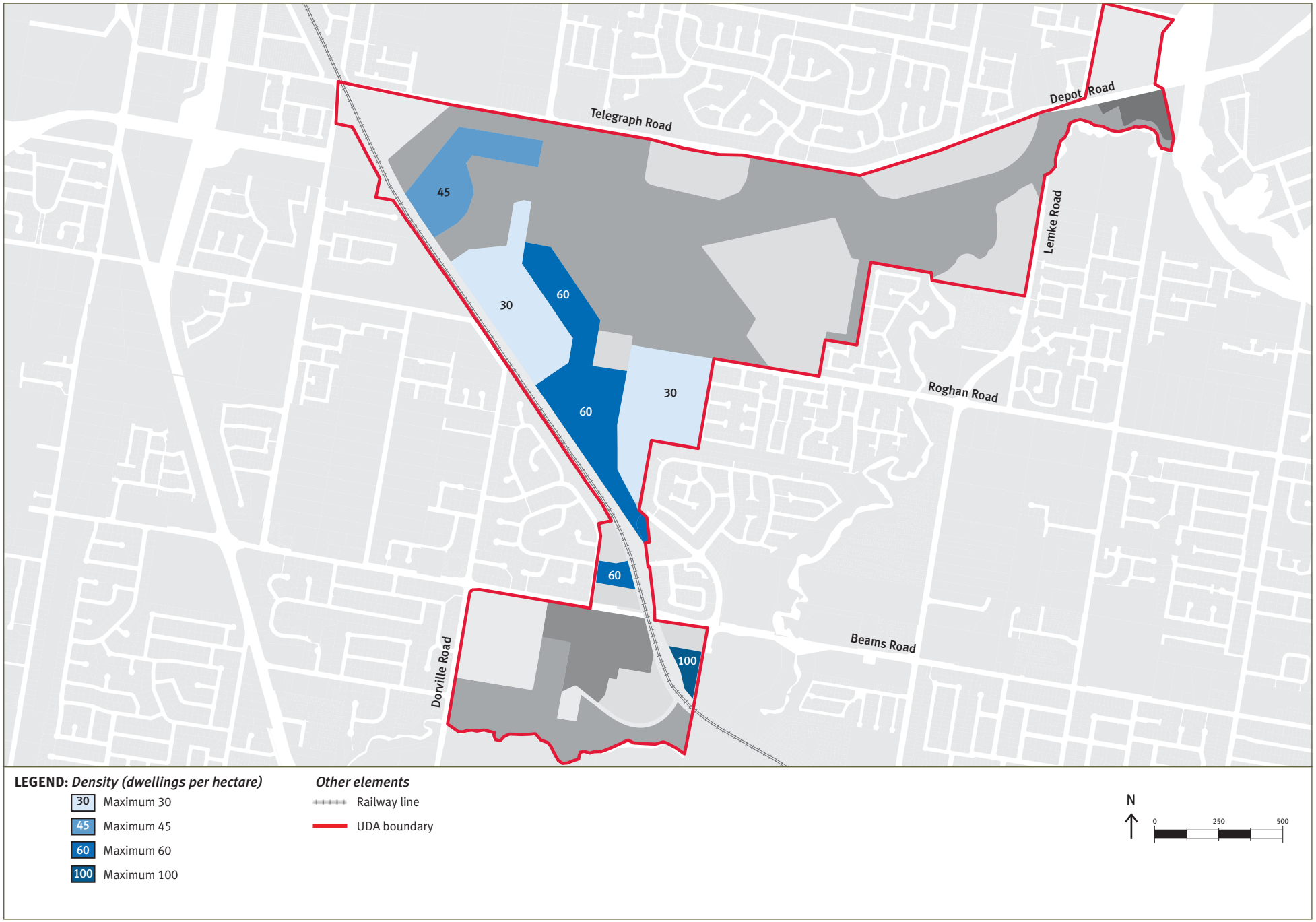
Map 4: Fitzgibbon Urban Development Area transport plan



Map 5: Fitzgibbon Urban Development Area building height plan



Map 6: Fitzgibbon Urban Development Area density plan



Precinct 1

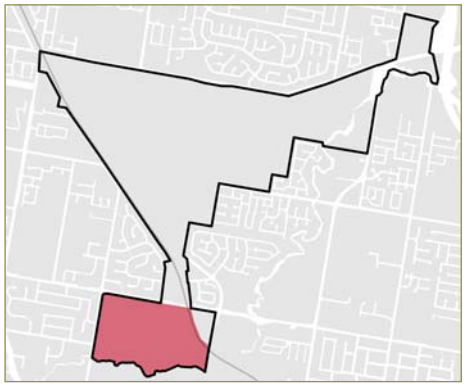


Figure 2: Precinct 1 locality plan

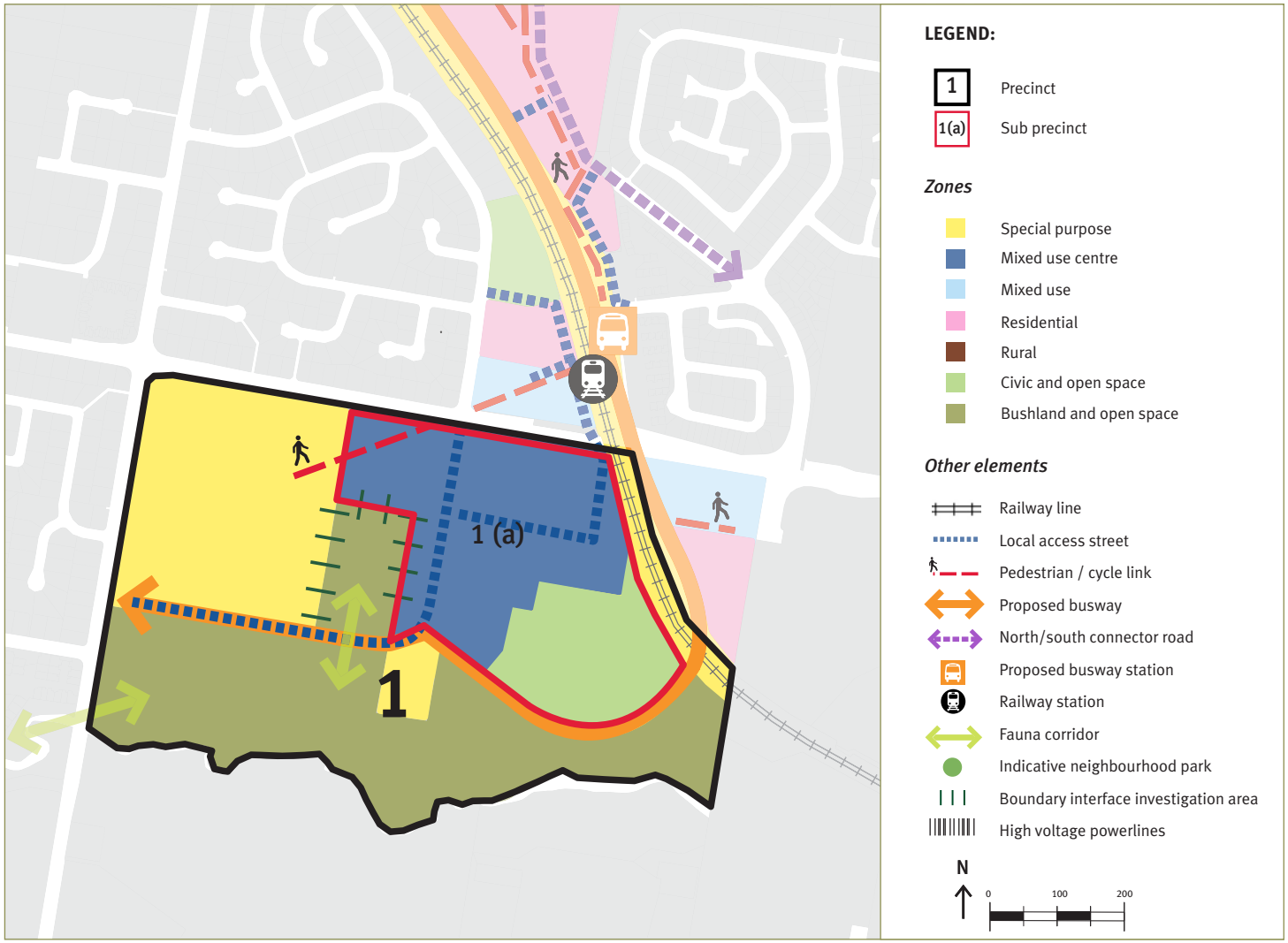
Precinct intent

This precinct comprises the major mixed use activity centre in the Fitzgibbon UDA.

It will demonstrate world-class planning, urban design and community development practice in an urban village context, including a mixed use urban village core, sport and recreational facilities, educational facilities, and areas with significant environmental value.

Residential development within the precinct will provide for a mix of incomes, tenures and price points including social, affordable and rental and owner-occupier housing.

Map 7: Precinct 1



The precinct will:

- feature the integration of land use and transport
- emphasise "destination" creation which contributes to public transport efficiency
- be a centre for economic development and the establishment of knowledge enhanced employment opportunities
- provide a vibrant mixed use "heart" centred around a traditional "main street" extending south from the intersection of Balcara Avenue and Beams Road
- provide retail opportunities aimed at servicing the predominantly local catchment that will not unduly compete with other retail centres within a 5km radius
- be designed with priority for walking and cycling
- create high quality places for a diverse population
- provide access for people with varying levels of mobility
- encourage a diversity of life style and enterprise activities
- enable educational uses to be continued and/or redeveloped
- retain bushland containing significant environmental values.

Infrastructure works and projects such as the proposed northern busway, and the future Beams Road railway overpass will stimulate renewal and redevelopment.

Precinct outcomes

- Development occurs in accordance with Map 7.
- The existing buildings and infrastructure are utilised to their maximum potential.
- Pedestrian and cyclist priority is provided to users accessing the Carseldine Railway Station, including the provision of safe and convenient access under the future Beams Road railway overpass.
- The future Beams Road railway overpass is considered a priority to help stimulate renewal and redevelopment in the urban village.
- The environmental values contained within the bushland and open space zone are protected and enhanced in accordance with the Fitzgibbon Bushland Management Plan and sporting and recreational uses are developed to support the urban village amenity.
- Educational uses to be continued and/or redeveloped.
- Development in bushland and open space areas is limited to construction of water sensitive urban design features, stormwater management features and maintenance of drainage lines, and for pedestrian/cycleways and other small scale park facilities such as tables, seating, and playground equipment in clearly defined locations where such development minimises impacts upon the area's environmental values in accordance with the Fitzgibbon Bushland Management Plan.
- Bushland and open space corridors and habitat have a strong connection with existing corridors and habitat beyond the UDA, and are maintained across streets and roads within the precinct[11].
- Development will contribute to the provision of fauna movement infrastructure, e.g. across Dorville Road and the new internal road/proposed busway.
- Sufficient land is set aside for the proposed busway corridor.
- A minimum of 5% of dwellings are available for purchase at or below the median house price in Brisbane.
- A minimum of 5% of dwellings are available for purchase or rental to low to moderate income households and.

11 Development in the boundary interface investigation area will determine the precise extent of development in accordance with the criteria of the Fitzgibbon Bushland Management Plan.

Precinct 1 - Sub-precinct

Sub-precinct 1(a)

Sub-precinct principles

This sub-precinct is intended to provide the greatest intensity of mixed use residential, commercial, retail and other enterprise, sporting and recreational uses within 400 metres of the Carseldine Railway Station.

The sub-precinct will include a complete range of retail, commercial and residential uses that activate a north/south "main street" and connecting boulevards while taking advantage of the outlook over bushland/open space and future playing fields.

A variety of multi-unit housing types and forms will be encouraged to suit a wide range of household types, in particular to support households without a private vehicle. Landmark buildings will be developed in key locations to assist in the legibility and positioning of the sub-precinct.

A range of sporting and recreational open space uses will be developed to support and provide a civic open space setting and focus for the emerging urban village, as well as playing a significant role in stormwater management in this location. Additional works in this sub-precinct may include additional planting, provision of walking and cyclist paths, park facilities such as tables, seating and playground equipment, and amenities associated with use of the sports fields and recreational uses.

The sub-precinct may also include community facilities.

Sub-precinct outcomes

- The sub-precinct is identifiable as the centre of the urban village, with an active north/south "main street" supporting a supermarket, commercial and high intensity residential uses.
- Retail uses are limited to 8,000sqm GFA.
- Roads and streets are expressed as formal boulevards with shade trees and shelter. Sufficient on-street parking is clearly defined and dedicated cycleways and generous footpaths are provided for village users.
- Streets are located and designed to enable legible, safe and direct access between the main street, bus stops, parking areas and playing fields and in particular to the existing buildings and infrastructure to the west.
- A park and ride area is provided next to the North Coast railway line enabling safe and easy pedestrian access under the future Beams Road railway overpass when the park and ride adjoining the Carseldine Railway Station is redeveloped.
- Sports and playing fields are developed to support and provide a civic open space setting and focus for the emerging urban village.
- Walking and cyclist paths, park facilities such as tables, seating, and playground equipment, equipment storage sheds, and amenities associated with use of the sports fields and recreational uses are provided.
- The sporting and playing fields and associated infrastructure are designed to be compatible with the flood mitigation strategy[12].
- Sufficient land is set aside to accommodate a vehicle and future proposed busway connection from Dorville Road in the west, over the railway line and to the proposed busway station.

12 Development within this sub-precinct is contingent on a flood mitigation strategy involving works outside of the Fitzgibbon UDA, being resolved in conjunction with Brisbane City Council.

Precinct 1: Level 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
All development specified in Schedule 1. In all zones except for the bushland and open space zone, material change of use for: • park. In the mixed use centre zone material change of use for: • sales office and display home • home based business. Operational work in accordance with the agreed standards as stated in a UDA development approval.	Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the *Environmental Protection Regulation 2008*.	All other development not specified in Column 1, Column 2 or Column 3B.	All development within a sub-precinct unless: • in accordance with an approved sub-precinct plan, or • where in the opinion of the ULDA, a sub-precinct plan is not required as the nature, size and type of the development will not compromise the principles and outcomes of the sub-precinct and will not unreasonably prejudice the opportunities for the development of the remaining area in the sub-precinct. In the mixed use centre zone (sub-precinct 1(a)) material change of use for: • industrial uses (except for service industry and research and technology facility) • retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market, shopping centre, showroom and shop) • rural uses • service, community and other uses (except for car park, child care centre, community facility, educational establishment, emergency services, place of assembly, and environmentally relevant activities). In the special purposes (educational purpose) zone material change of use for: • industrial uses (except for service industry and research and technology facility) • retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market and shop) • rural uses • service, community and other uses (except for car park, child care centre, community facility, educational establishment, emergency services, place of assembly, and environmentally relevant activities).	In the bushland and open space zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses. In the civic and open space zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for car park, community facility, and environmentally relevant activities) • tourism uses. In the special purpose (transport corridor) zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses.

Precinct 2

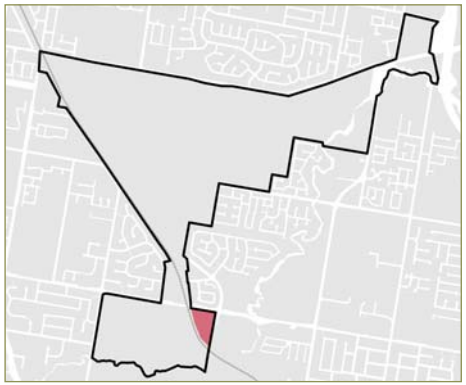


Figure 3: Precinct 2 locality plan

Precinct intent

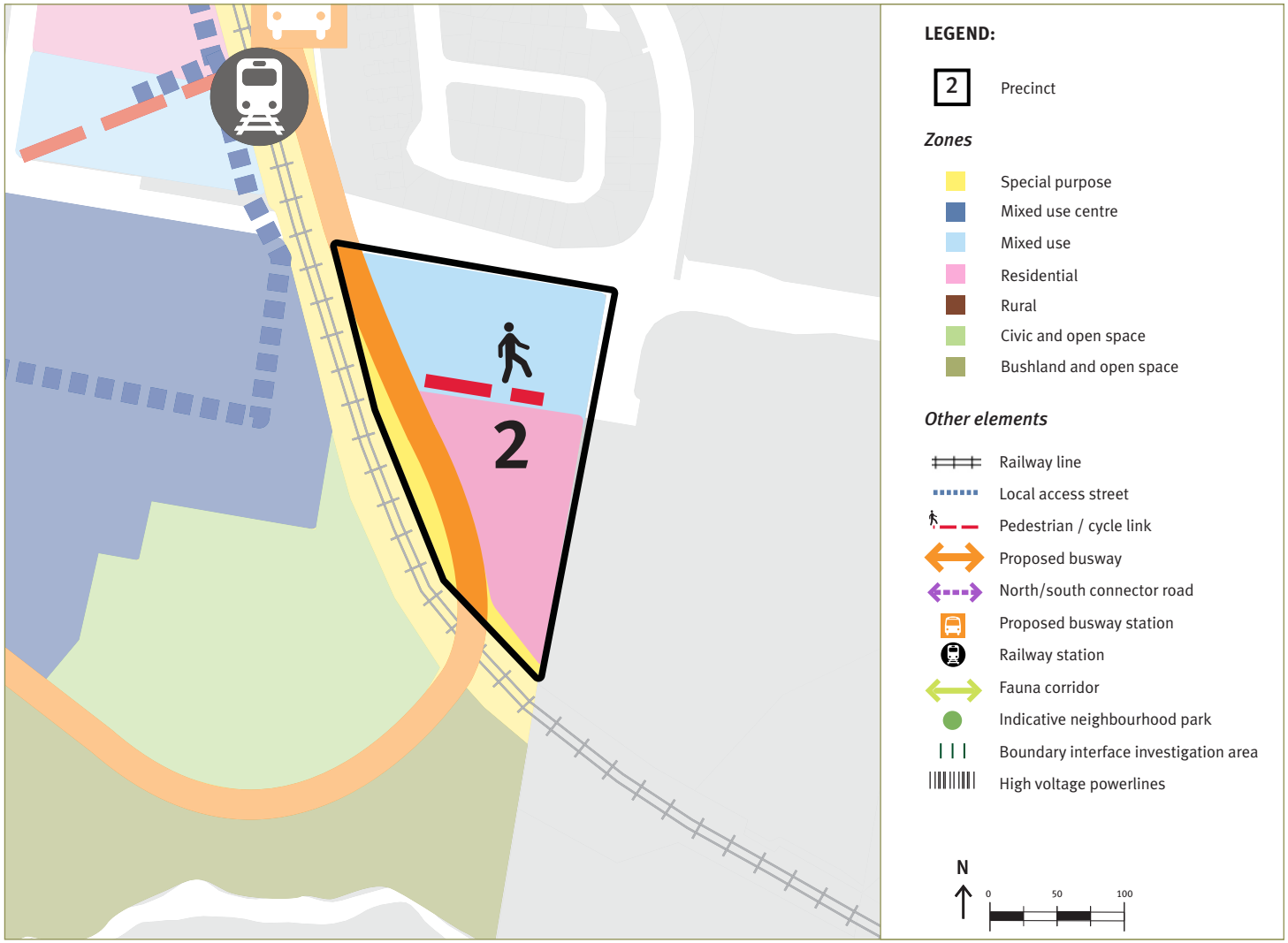
This precinct is intended to be developed with mixed use and high intensity residential to compliment the diversity and variety in housing and mixed use options in Precincts 1 and 3.

Precinct outcomes

- Development occurs in accordance with Map 8.
- Sufficient land is set aside to accommodate the proposed northern busway corridor[13].
- Direct, safe and efficient public access is available through the site from the end of Golden Place connecting to the future

13 Details of land requirements for the proposed busway to be determined in conjunction with Department of Transport and Main Roads.

Map 8: Precinct 2



pedestrian/cyclist path to be provided within the proposed northern busway.

- Development directly adjacent to, and within 10 metres of the boundary of the existing Golden Downs Relocatable Home Park shall be no greater than 3 storeys.
- A minimum of 5% of dwellings are available for purchase at or below the median house price in Brisbane.
- A minimum of 5% of dwellings are available for purchase or rental to low to moderate income households.
- Retail uses in the mixed use zone are limited to 500sqm gross floor area.
- Development in the residential zone must provide at least 25% of the site as common property or other open space exclusive of public access streets and pedestrian/cyclist links and areas required for utility infrastructure[14]. The open space provided is of adequate size and shape to meet the needs of the development and should generally be located in no more than two discrete areas that are generally square in shape.
- Development will be in accordance with flood mitigation strategy[15].

14 Refer to *Body Corporate and Community Management Act 1997*.

15 Development within this precinct is contingent on a flood mitigation strategy involving works outside of the Fitzgibbon UDA, being resolved in conjunction with Brisbane City Council.

Precinct 2: Level 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	
All development specified in Schedule 1. In all zones material change of use for: • park. In the mixed use zone, material change of use for: • sales office and display home • home based business. Operational work in accordance with the agreed standards as stated in a UDA development approval.	Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the *Environmental Protection Regulation 2008*. Material change of use where not involving building work and complying with the applicable car parking ratios.	All other development not specified in Column 1, Column 2 or Column 3B.	In the residential zone, material change of use for: • commercial uses (except for home based business and sales office and display home) • industrial uses • retail uses • rural uses • service, community and other uses (except for child care centre, community facility and environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses. In the mixed use zone, material change of use for: • industrial uses (except for service industry) • retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market, shopping centre and shop) • rural uses • service, community and other uses (except for car park, child care centre, community facility, and environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses.	In the special purpose (transport corridor) zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses.

Precinct 3

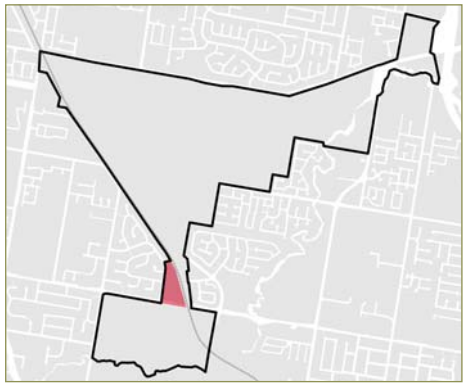


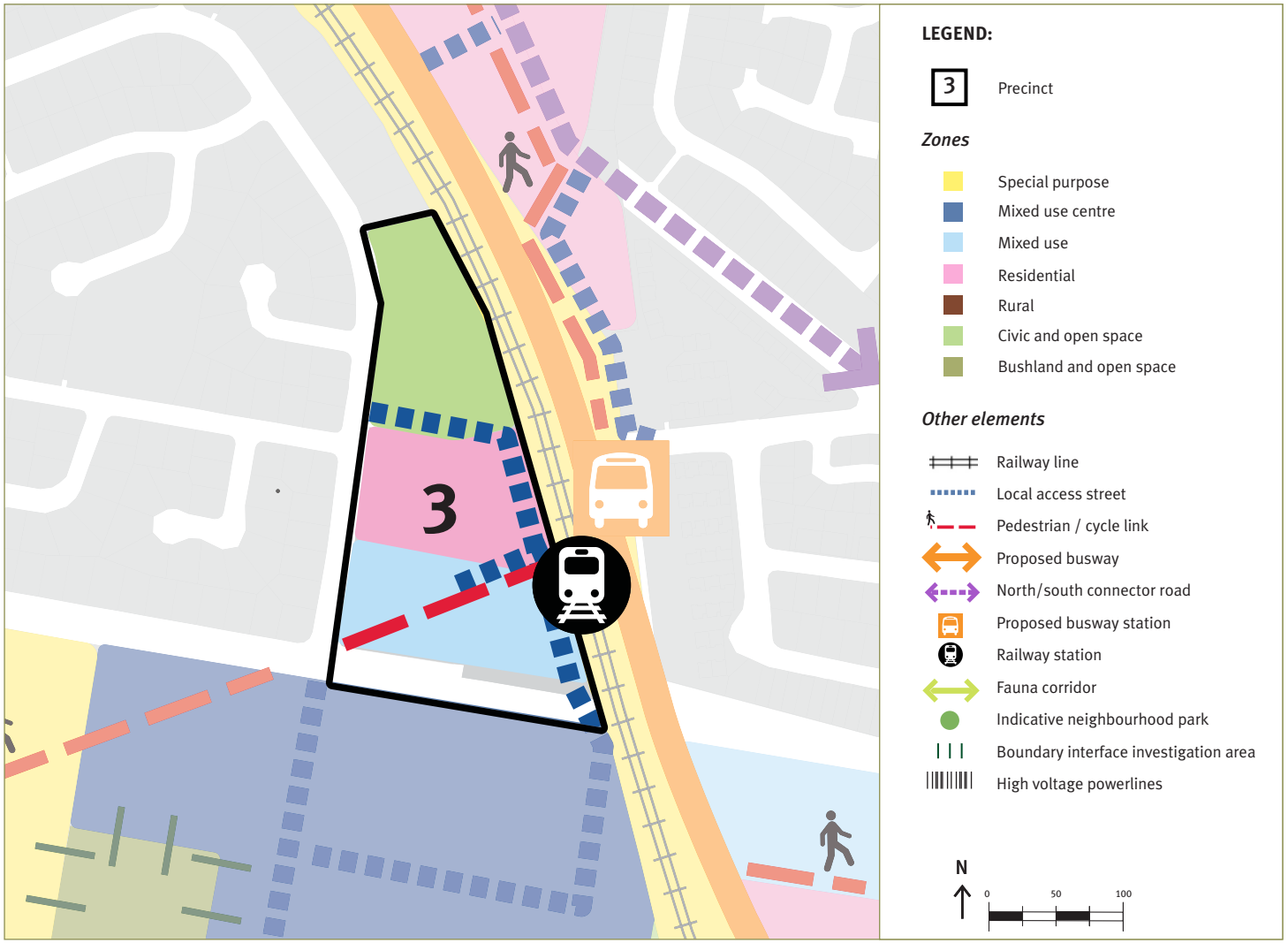
Figure 4: Precinct 3 locality plan

Precinct intent

This precinct provides for a mixed use activity node, bounded to the west by Balcara Avenue, existing low intensity residential to the north, the North Coast railway line to the east, and Beams Road to the south.

A key principle in the development of the precinct is the provision of safe and convenient access between the railway station and proposed busway station to the urban village to the south.

Map 9: Precinct 3



Precinct outcomes

- Development occurs in accordance with Map 9.
- A new public street located generally as depicted in Map 9, is provided for local access and general access to and from the railway station. This street is intended to pass under the future Beams Road railway overpass providing a new connection to the urban village to the south.
- Direct, safe and secure 24 hour per day public access is provided generally as depicted in Map 9 from the junction of Balcara Avenue and Beams Road to the main entry of the Carseldine Railway Station.
- Development in the mixed use zone provides a mix of retail, commercial and residential uses, with a variety and mix of affordable and sustainable mulit-unit dwellings and mixed used development accessed via street upgrading off Balcara Avenue.
- The gross floor area of retail uses is limited to 2,500sqm. The retail component of any redevelopment of the existing shopping centre on Lot 1-18 Building Unit Plan 7414 is limited to the existing gross floor area.
- Development in the residential zone comprises a variety and mix of affordable and sustainable multi-unit dwellings accessed via the new street connection and/or Balcara Avenue.
- A minimum of 5% of dwellings are available for purchase at or below the median house price in Brisbane.
- A minimum of 5% of dwellings are available for purchase or rental to low to moderate income households.
- Any development within 10 metres of the Balcara Avenue boundary is no greater than 3 storeys in height.
- Development will be in accordance with flood mitigation strategies[16].

16 Development within this precinct is contingent on a flood mitigation strategy involving works outside of the Fitzgibbon UDA, being resolved in conjunction with Brisbane City Council.

Precinct 3: Level 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
All development specified in Schedule 1. In all zones material change of use for: • park. In the residential zone and mixed use zone, material change of use for: • sales office and display home • home based business. Operational work in accordance with the agreed standards as stated in a UDA development approval.	Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the *Environmental Protection Regulation 2008*. Material change of use where not involving building work and complying with applicable car parking ratios.	All other development not specified in Column 1, Column 2 or Column 3B.	In the residential zone, material change of use for: • commercial uses (except for home based business and sales office and display home) • industrial uses • retail uses • rural uses • service, community and other uses (except for child care centre, community facility and environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses. In the civic and open space zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for environmentally relevant activities) • sport, recreation and entertainment uses (except for car park and park) • tourism uses.
			In the mixed use zone, material change of use for: • commercial uses (except for home based business, medical centre, office and sales office and display home) • industrial uses (except for service industry) • retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market, shopping centre and shop) • rural uses • service, community and other uses (except for car park, child care centre, community facility, and environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses.

Precinct 4

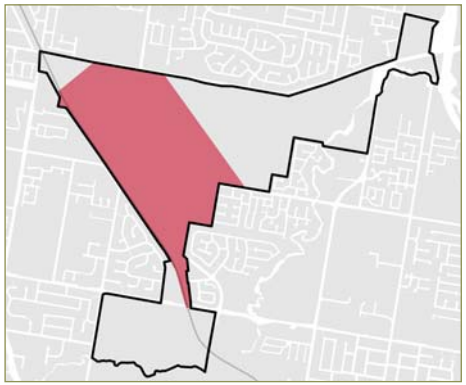


Figure 5: Precinct 4 locality plan

Precinct intent

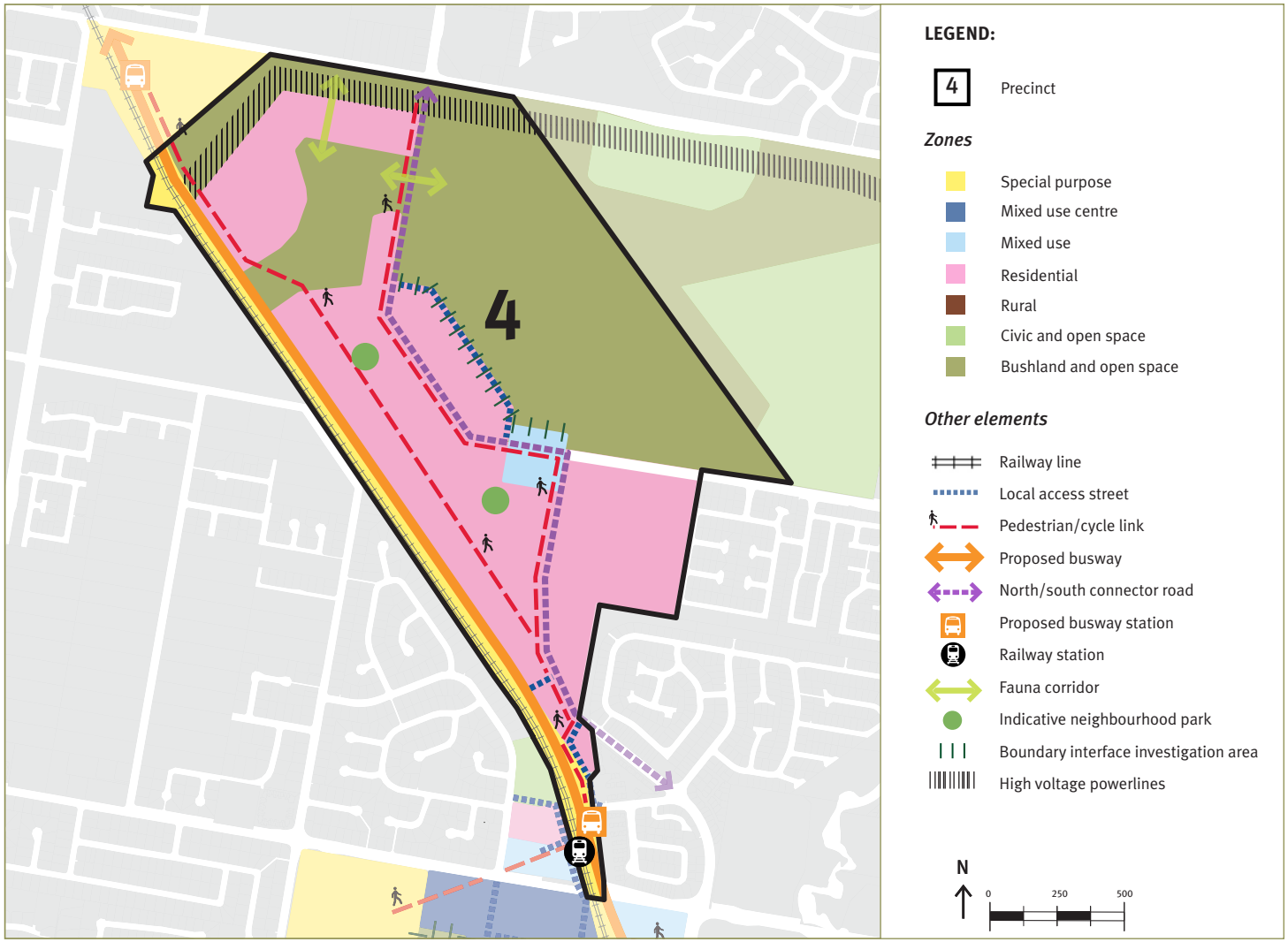
Residential and bushland focus

This precinct comprises the majority of residential development and bushland areas within the Fitzgibbon UDA, extending from Beams Road in the south through to Telegraph Road in the north, and bounded to the west by the North Coast railway line, and to the east by existing residential and bushland areas.

Development in this precinct will be a mixture of affordable and sustainable residential dwellings ranging from single detached to multi-unit dwellings with opportunities for home based business in every dwelling.

The bushland provides an open space setting and amenity for the emerging new suburban and urban communities in the Fitzgibbon UDA.

Map 10: Precinct 4



Neighbourhood centre

The precinct contains a local neighbourhood centre site at the intersection of Roghan Road and the north/south connector road. The neighbourhood centre has the potential to showcase state-of-the art community facilities as well as a small scale, mixed use development that includes innovative, sustainable and affordable housing capable of supporting occupants without a private motor vehicle in a generally suburban location. The neighbourhood centre will be set within a low speed traffic environment not dominated by cars. The neighbourhood centre will also provide a focal point for the Fitzgibbon residential area as well as an accessible and legible point of access to the bushland within and to the east of the precinct. Residential 'shop-top' housing is encouraged above the commercial and retail uses in the neighbourhood centre.

The mixed use elements of the neighbourhood centre will predominately occur south and west of the north/south connector road. Community facilities will be developed in association with the bushland and open space areas to the north and east of the north/south connector road.

Bushland and open space

The precinct comprises substantial areas of bushland and open space, including areas of significant environmental value, and a corridor including power lines which traverse the precinct in an east/west direction in the north. An important feature of the precinct is the retention of a north/south squirrel glider and other fauna corridor across major roads within the precinct and outside the UDA.

Development within the bushland and open space zone will be limited to enhancement and rehabilitation of environmental values and construction of water sensitive urban design features, stormwater management features, maintenance of drainage lines and for pedestrian/cycleways and other park facilities where such development minimises impacts upon the area's environmental values in accordance with the Fitzgibbon Bushland Management Plan.

The interface between the bushland and open space zone and other zones will be carefully managed to ensure bushland interface areas are not infested with weeds or plants not endemic to the location.

The existing high voltage power lines will be retained and, where possible, underplanted to contribute to the desired ecological values of the precinct. The bushland and open space areas also play an important role in stormwater management.

Transport

The precinct is traversed by the north/south connector road, providing a major connection for public transport, private vehicle and pedestrian and cycle access (refer to Figure 6). The north/south connector road is to be constructed to a 1 in a 100 year flood immunity level.

A generally north/south pedestrian and cycle link will also be provided through the precinct to connect the proposed busway and park and ride in the north of the UDA to the Carseldine Railway Station and proposed bus station to the south.

A local access street extension of Lavender Place will provide an important vehicle and pedestrian/cyclist link between the north/south connector road and the railway and proposed busway stations. The extension of Lavender Place will provide for bus access and set down areas and at least one at-grade pedestrian crossing to provide a direct and legible link to the station.

To assist in the public transport movement through the precinct an east/west public street will also be provided between the north/south connector road and the proposed busway corridor. This street will be used by local buses to access the busway and as a public street to provide vehicular access points to adjoining development sites.

Figure 6: North/south connector road[17]



17 Subject to detailed design.

Precinct outcomes

General

- Development occurs in accordance with Map 10.
- Development adjoining the north/south connector road can accommodate home based business and 'live-work' opportunities serviced by a rear lane.
- A centralised neighbourhood park is provided to meet the anticipated local open space requirements of each neighbourhood community in the precinct.
- A safe, direct and comfortable pedestrian route is provided through the precinct generally as depicted in Map 10.
- An east/west public street is provided between the north/south connector road and the proposed busway corridor. This public street accommodates safe and efficient movement of buses and enables vehicular access points to adjoining development sites.
- In the residential area north of Roghan Road and east of the north south corridor, a public street is provided along the full extent of the interface between residential and bushland areas to provide access for bush fire and other emergency vehicles, and to provide a clear edge between residential development and bushland areas.
- A neighbourhood centre, including community facilities located adjacent to the bushland areas and some 'shop-top' housing is provided.
- The neighbourhood centre includes innovative, sustainable and affordable housing.
- Development that supports the primary residential uses, such as child care is developed as need or demand warrants.
- Sufficient land is set aside to accommodate the proposed northern busway corridor[18].
- Development is located away from the existing high voltage power lines in accordance with energy supplier standards, including buildings located at least 10 metres from the energy easement boundary.
- A minimum of two thirds of dwellings are available for purchase at or below the median house price in Brisbane.
- A minimum of one fifth of dwellings are available for purchase or rental to low to moderate income households.
- Building heights and densities are limited to that shown in Map 5 and Map 6.

Bushland and open space

- Bushland and open space corridors and habitat have a strong connection with existing corridors and habitat beyond the UDA, and are maintained across streets and roads within the precinct[19].

18 Details of land requirements for the proposed busway to be determined in conjunction with Department of Transport and Main Roads.

19 Development in the boundary interface investigation area will determine the precise extent of development in accordance with the criteria of the Fitzgibbon Bushland Management Plan.

- A north/south squirrel glider and other fauna movement corridor is provided in the north of the precinct. The fauna movement corridor is a minimum of 30m wide and contains infrastructure to assist fauna movements to link to future fauna movement infrastructure. The corridor is replanted with squirrel glider habitat species[20].
- An east/west squirrel glider and other fauna movement corridor is provided across the north/south connector road. The corridor is a minimum of 50m wide and links the two bushland areas either side of the north/south connector road[20].
- The north/south connector road is designed to minimise impacts upon significant vegetation including habitat trees, hydrology and wetlands[20].
- In the north west of the precinct, a bushland and open space area of no less than 8.1 ha is maintained west of the north/south connector road for stormwater management. The stormwater management measures have minimal impact upon the area's environmental values[20].
- In the south west of the precinct, the stormwater management function of the channel between the rail line and existing development to the east is maintained and the environmental values retained, rehabilitated and/or landscaped within at least 10 metres from the centre of the channel[20].

20 The Fitzgibbon Bushland Management Plan contains details of these requirements.

Neighbourhood centre – mixed use zone

- The majority of the mixed use neighbourhood centre occurs south and west of the north/south connector road.
- Community facilities are developed in the mixed zone adjoining the bushland and open space zone to the north and east of the north/south connector road.
- The neighbourhood centre buildings and surrounds includes space for community meetings and uses such as social gatherings, refreshment, ancillary commercial uses, civic and open space uses and car parking areas that respect the bushland setting.
- A focal point for walking and cycling trailways through the bushland is provided.
- The future north/south connector road provides a traffic calmed environment to facilitate the safe movement of pedestrians across the street in the mixed use centre zone.
- The neighbourhood centre:
  - is developed to take advantage of its northerly exposure and views over bushland to the north
  - is developed with a range of retail, commercial and residential uses that address the north/south connector road
  - showcases sub-tropical design in a small-scale, mixed-use neighbourhood centre

- provides for a maximum of 1500sqm gross floor area of retail uses
- leasable ground floor space is designed to accommodate a combination of retail uses, cafes, personal and community services or uses and to function as a series of independent shopfronts and display windows
- has key built edges that define corners and accommodates on-footpath dining
- has key built edges with zero setbacks to the north/south connector road and at least a 3 metre wide veranda roof extending over at least a 5 metre wide footpath for the entire length of the building frontage
- has footpaths that accommodate pedestrian movement, informal footpath dining, and key services such as post boxes, public telephones, refuse bins and seating
- has a built form that facilitates the natural evolution, growth and extension of the centre over time
- has first floor space designed to accommodate either small office tenancies or residential units, and to facilitate change of use over time and/or accommodate live-work situations.
- Carparking:
  - is provided at rates outlined in Table 1: Car parking rates
  - is provided generally behind the neighbourhood centre building
  - is provided in on-street parallel parking areas along the Roghan Road frontage
  - is available off secondary access streets to facilitate off-street parking access and service requirements for retail tenants and possible second floor uses
  - is shared between the neighbourhood centre and community centre and potentially adjoining multi-unit and 'live-work' unit development
  - is at grade where possible.
- Bus stops are provided along the north/south connector road to service the neighbourhood centre.
- The architectural style of all buildings and landscape is themed to ensure that the neighbourhood centre, including community centre, is seen as a completely integrated local community and convenience destination.

Jacaranda Gardens vicinity

- Development is limited to 3 storeys in height.
- Development addresses and provides opportunities for surveillance of the local access street extension of Lavender Place.
- Development is sited to ensure that existing residences in the neighbouring Jacaranda Gardens community are not overlooked.
- The local access street extension of Lavender Place is suitable for buses, has sufficient area allocated for passenger set down and also provides for vehicular and pedestrian access from the adjoining low intensity residential areas to the north and medium intensity residential areas to the east.
- A dedicated pedestrian and cycleway is provided along at least one side and a pedestrian path is provided on the other side of the local access street.
- Safe and efficient pedestrian access is provided between the bus set down and the Carseldine Railway Station.

Precinct 4: Level 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	
All development specified in Schedule 1. In all zones (except for bushland and open space zone) material change of use for: • park. In the residential zone and mixed use zone, material change of use for: • sales office and display home • home based business. Operational work in accordance with the agreed standards as stated in a UDA development approval.	Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the *Environmental Protection Regulation 2008*. In the residential zone material change of use for: • house. Material change of use where not involving building work and complying with applicable car parking ratios.	All other development not specified in Column 1, Column 2 or Column 3B.	In the residential zone, material change of use for: • commercial uses (except for home based business, office and sales office and display home) • industrial uses (except for service industry) • retail uses • rural uses • service, community and other uses (except for child care centre, community facility and environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses. In the mixed use zone, material change of use for: • commercial uses (except for home based business, medical centre, office and sales office and display home) • industrial uses (except for service industry) • retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market, shopping centre and shop) • rural uses • service, community and other uses (except for car park, child care centre, community facility and environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses.	In the bushland and open space zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses. In the special purpose (transport corridor) zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses.

Precinct 5

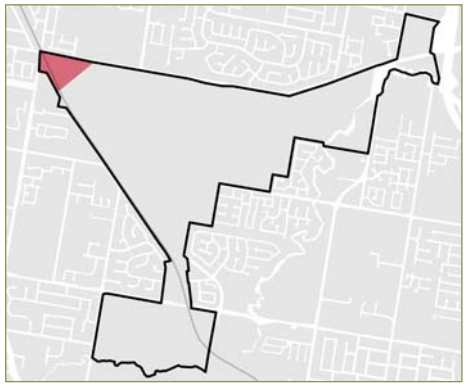
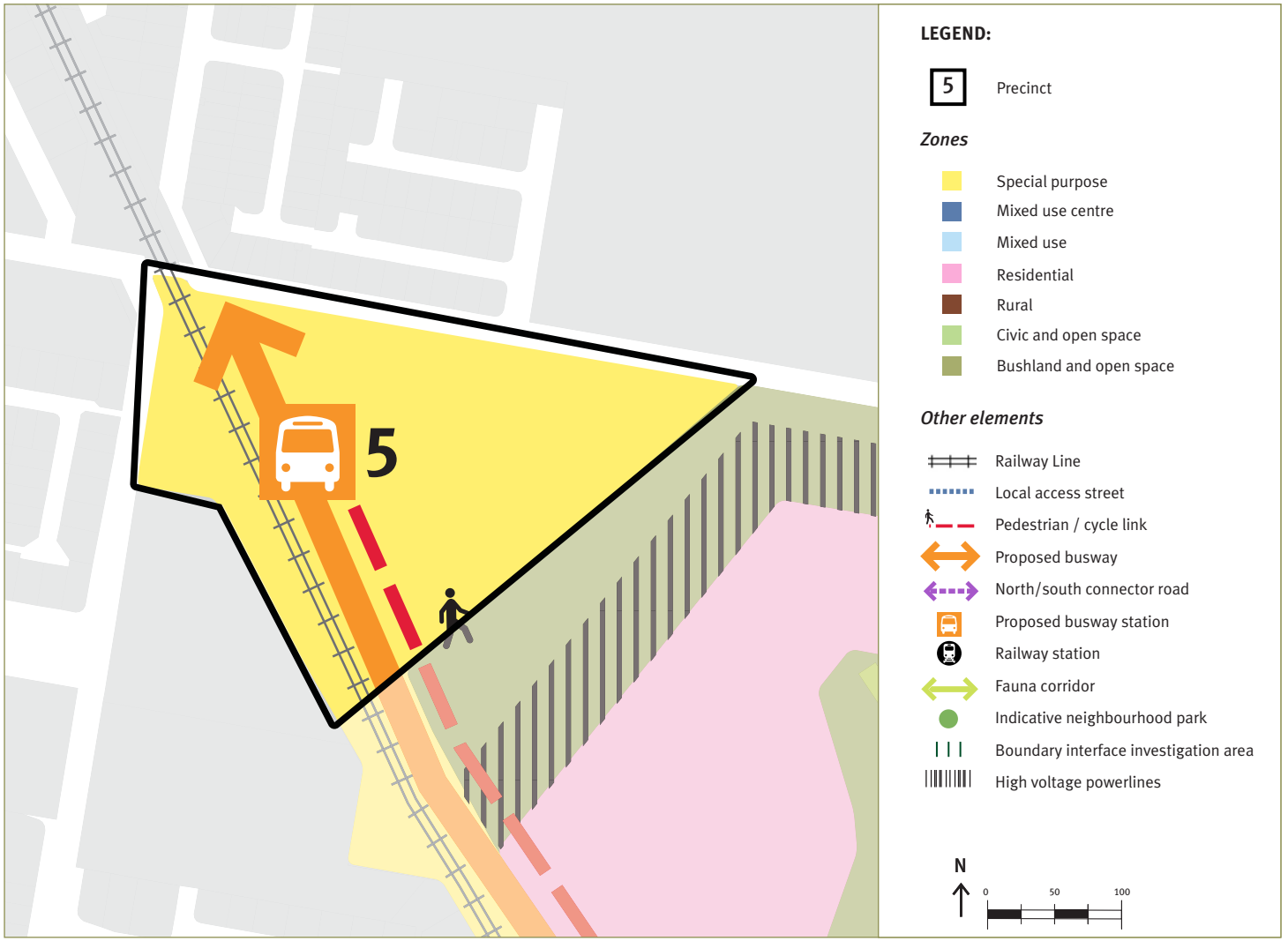


Figure 7: Precinct 5 locality plan

Precinct intent

This precinct is characterised by a future Linkfield Road to Telegraph Road overpass. The precinct provides for the operation of the public transport network, including station and stop infrastructure, intermodal facilities (car parking, cycle parking and passenger set down) and access pathways. The precinct may also be developed for related small scale mixed use development, including local community uses, child care facilities, neighbourhood convenience retail and service industries.

Map 11: Precinct 5



Precinct outcomes

- Development occurs in accordance with Map 11.
- The precinct is developed with public transport infrastructure and related mixed use development to suit local demands.
- Sufficient land is set aside for the proposed northern busway corridor[21].

21 Details of land requirements for the proposed busway to be determined in conjunction with Department of Transport and Main Roads.

Precinct 5: Level 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
All development specified in Schedule 1. In all zones material change of use for: • park. Operational work in accordance with the agreed standards as stated in a UDA development approval.	Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the *Environmental Protection Regulation 2008*. Material change of use where not involving building work and complying with applicable car parking ratios.	All other development not specified in Column 1, Column 2 or Column 3B.	In the special purpose (transport corridor and mixed use) zone, material change of use for: • residential uses (except for multiple residential and other residential) • industrial uses (except for service industry) • retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market, service station and shop) • rural uses • service, community and other uses (except for child care centre, community facility, emergency services and environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses (except for visitor accommodation).

Precinct 6

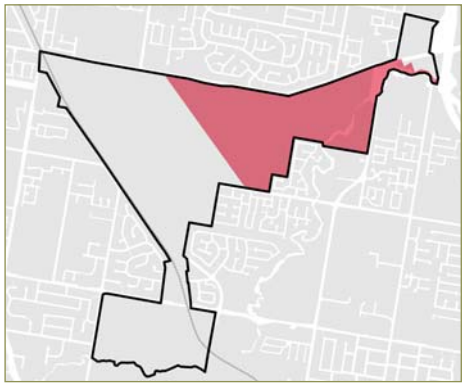
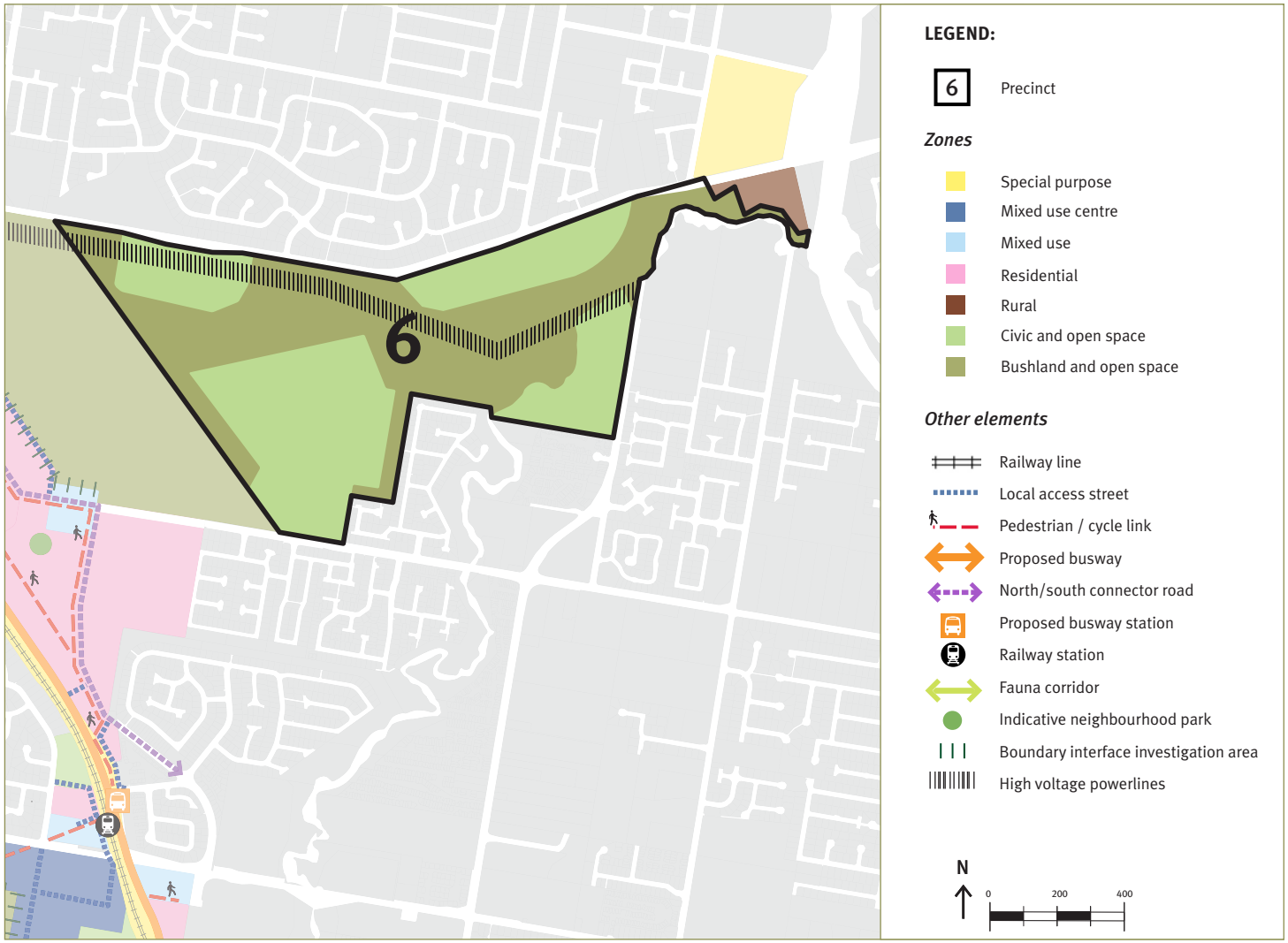


Figure 8: Precinct 6 locality plan

Precinct intent

This precinct comprises the BCC bushland and open space areas in the north of the Fitzgibbon UDA. It is bounded primarily by Telegraph Road in the north, Lemke Road in the east, Roghan Road to the south, and other bushland to the west. The precinct contains significant environmental values, recreational, sporting and civic open spaces, a major land fill and other cleared areas and a corridor including power lines which traverse the site in an east/west direction in the north of the precinct.

Map 12: Precinct 6



The precinct will provide a significant bushland amenity and sporting and recreational open space facilities for the emerging new suburban and urban communities surrounding and within the Fitzgibbon UDA.

The precinct comprises substantial areas of bushland and open space, including areas of significant environmental value, and a corridor including power lines which traverse the precinct in an east/west direction in the north. An important feature of the precinct is the retention of a north/south squirrel glider and other fauna corridor across major roads within the precinct and outside the UDA.

Development in sporting, recreational and other open space areas will support the proposed uses in these areas.

The existing high voltage power lines will be retained and, where possible, underplanted to contribute to the desired ecological values of the precinct. Bushland and open space areas also play an important role in stormwater management.

Precinct outcomes

Bushland and open space

- Development within the bushland and open space zone will be limited to enhancement and rehabilitation of environmental values and construction of water sensitive urban design features, stormwater management features, maintenance of drainage lines and for pedestrian/cycleways and other park facilities where such development minimises impacts upon the area's environmental values.
- Bushland and open space corridors and habitat have a strong connection with existing fauna corridors and habitat beyond the UDA, and are maintained across streets and roads within the precinct.
- Cabbage Tree Creek is maintained and, where necessary, rehabilitated as one of the major pedestrian and cycleways throughout the precinct.

Sporting, recreational and other open space

- Existing land fill areas are rehabilitated to sporting, recreational and open space.
- Existing sporting and recreational open space areas are maintained or enhanced to encourage increased use.
- Development respects and accommodates the existing power lines and associated corridor.
- The high voltage powerline easement is, where possible, underplanted to contribute to the desired ecological values of the precinct.
- Stormwater conveyance and storage capacity is maintained.
- Where required, provision is made for essential services, infrastructure and transport requirements.

Precinct 6: Level 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	
All development specified in Schedule 1. Material change of use for: • park • sport, recreation and entertainment uses. Operational work in accordance with the agreed standards as stated in a UDA development approval.	Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the *Environmental Protection Regulation 2008*.	All other development not specified in Column 1, Column 2 or Column 3B.	In the bushland and open space zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for community facility and environmentally relevant activities) • tourism uses.	In the civic and open space zone, material change of use for: • commercial uses • residential uses • industrial uses • retail uses • rural uses • service, community and other uses (except for community facility and environmentally relevant activities) • tourism uses.

Precinct 7

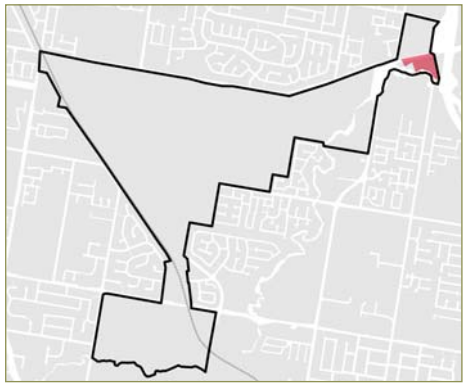


Figure 9: Precinct 7 locality plan

Precinct intent

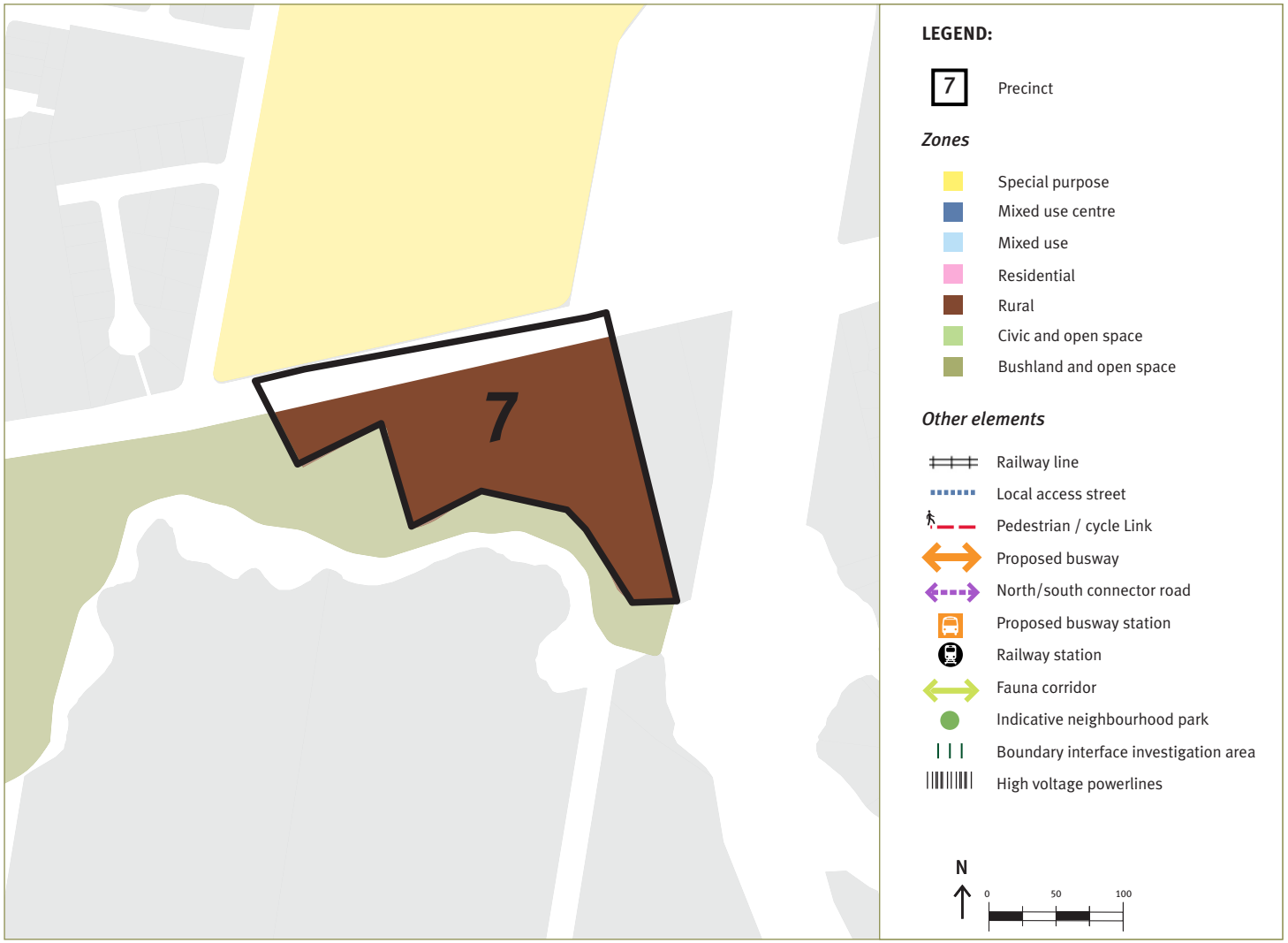
This precinct is located in the far north east of the Fitzgibbon UDA. It is bounded by Depot Road to the north, the Gateway Arterial to the east and bushland and open space areas to the south and west. The precinct currently incorporates a range of uses including a service station and dwellings in a rural setting.

It is intended that the rural uses in this precinct be retained.

Precinct outcomes

- The rural uses in the precinct are retained.

Map 13: Precinct 7



Precinct 7: Level 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
All development specified in Schedule 1. Material change of use for: • park. Operational work in accordance with the agreed standards as stated in a UDA development approval.	Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the *Environmental Protection Regulation 2008*. In the rural zone, material change of use for: • house • agriculture • home based business.	All other development not specified in Column 1, Column 2 or Column 3B.	In the rural zone, material change of use for: • commercial uses (except for home based business) • industrial uses • residential uses (except for house) • retail uses • rural uses (except for agriculture) • service, community and other uses (except for environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses.

Precinct 8

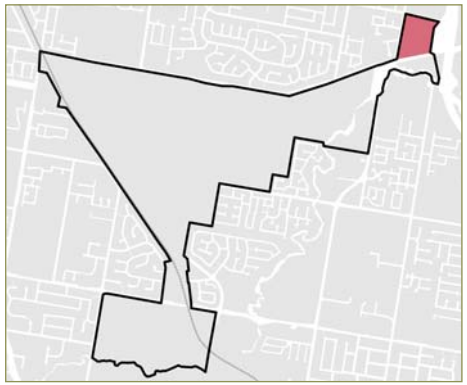


Figure 10: Precinct 8 locality plan

Precinct intent

This precinct incorporates the Environmental Protection Agency Hydraulics Laboratory on the corner of Depot Road and Quinlan Street, Deagon. The precinct is otherwise bounded by the Gateway Arterial to the east and a bushland park to the north.

It is intended that the existing uses in this precinct be retained.

Precinct outcomes

- The existing uses are retained.
- The existing pedestrian and cyclist paths servicing the precinct are retained.

Map 14: Precinct 8



Precinct 8: Level 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
All development specified in Schedule 1. Material change of use for: • park. Operational work in accordance with the agreed standards as stated in a UDA development approval.	Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the *Environmental Protection Regulation 2008*.	All other development not specified in Column 1, Column 2 or Column 3B.	In the special purpose (environmental protection agency hydraulics laboratory) zone, material change of use for: • commercial uses • industrial uses • retail uses • residential uses • rural uses • service, community and other uses (except for environmentally relevant activities) • sport, recreation and entertainment uses (except for park) • tourism uses.

4.0 Infrastructure Plan

Table 2: Description of works outlines the infrastructure items required to support the vision for the Fitzgibbon Urban Development Area.

Funding mechanisms to achieve the delivery of this infrastructure are detailed in Chapter 5.0 Implementation Strategy.

4.1 Infrastructure not subject to UDA infrastructure charges

Linkfield/Telegraph Road overpass

The Linkfield/Telegraph Road overpass is a Brisbane City Council infrastructure initiative of regional significance. Funding and timing of delivery is subject, in the first instance, to Brisbane City Council priorities. As the benefited area for this initiative is substantially outside the UDA, no specific contribution from infrastructure charges within the UDA will be sought.

Proposed northern busway

Funding and timing of delivery of the proposed northern busway is subject to State Government priorities. Land requirements for the proposed northern busway are to be provided in accordance with the land use plan at the time of development approvals. Construction of the northern busway is subject to Department of Transport and Main Roads investigations and State Government funding.

Table 2: Description of works

Proposed transport improvements

Description of works	Indicative timing/responsibility
1 North/south connector road to Telegraph Road	Road link delivered in accordance with development requirements. Link to be fully funded and delivered by future development within Precinct 4.*
2 Lavender Place extension to Carselgrove Avenue	This link provides essential vehicle, pedestrian and cycle access to and from Carseldine Railway Station on the eastern side of the railway line. This link should be operational no later than 12 months after residents begin to occupy new development in Precinct 4. This link should be funded by contributions from within Precinct 4 with a contribution towards its construction provided by Department of Transport and Main Roads and the Translink Transit Authority.*
3 New road Balcara Avenue to Carseldine Station into sub-precinct 1(a)	New road to be provided in association with development of the Carseldine Urban Village. Link to be funded by infrastructure contributions for development within sub-precinct 1(a) and Precinct 3.*
4 Intersection upgrades • Balcara Avenue and Beams Road • Carselgrove Avenue and Beams Road • Telegraph Road and north/south connector road • Handford Road and Roghan Road	These upgrades will be in accordance with traffic studies undertaken as development proceeds. Contributions towards intersection upgrades shall generally be drawn from Precinct 4.*
5 Beams Road railway overpass	Development in Precincts 1, 2 and 3 will contribute to the capital cost of the overpass at a rate to be determined through a development agreement and/or special rate or charge. Growth in traffic volumes in the wider area is likely to necessitate delivery of the overpass prior to major development occurring within Precinct 1.

Proposed community facilities

Description of works	Indicative timing/responsibility
6 Community facility	A multi-purpose community facility is envisaged associated with the proposed neighbourhood centre within Precinct 4. Contributions to this facility will be required from future development in Precinct 4 at a rate determined in the ULDA's Infrastructure Charges Schedule. Contributions towards this facility will also be sought from external parties including the Commonwealth Government.*

Proposed flood mitigation works

Description of works	Indicative timing/responsibility
7 Cabbage Tree Creek flood mitigation works	A schedule of flood mitigation works within Cabbage Tree Creek is required in order to provide flood immune development/redevelopment outcomes for Precincts 1, 2 and 3. These works are subject to agreements with Brisbane City Council and will need to be fully funded by development agreements and/or special rates or charges from development in sub-precinct 1(a) and Precincts 2 and 3.*

Proposed water and sewer infrastructure

Description of works	Indicative timing/responsibility
8 Water and sewer	Water and sewer networks within the UDA will be provided at the time of developments being undertaken.*
* A credit for that component of the infrastructure provided outside the developable areas may be applicable if development is constructed or completed by the owner.	

5.0 Implementation Strategy

5.1 Introduction

As described in earlier sections of the development scheme the purpose of the ULDA Act 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 and

(v) the provision of an ongoing availability of affordable housing options for low to moderate income households.

The mission formulated by the ULDA to achieve the purposes of the Act is to create vibrant inclusive communities and to:

Create sustainable world class precincts all Queenslanders can be proud of. These outstanding new urban communities will incorporate best practice urban design principles and a range of affordable housing options.

In achieving that vision, the values the ULDA seek to exhibit in its achievement of that outcome are:

- bold leadership
- collaboration and partnership
- creativity and innovation
- sustainability and
- integrity.

Consequently, the implementation strategy and actions of the ULDA need to address aspects broader than the Act's purposes and need to address, not only what is to be achieved, but also how it is achieved.

In many aspects, this implementation strategy will be a living document, responding to circumstances as they arise, learning from the lessons as the UDA develops and adopting innovation arising from technological change and innovation from industry.

However, the following section provides a framework, indicating the implementation strategy elements, desired outcomes and planned actions formulated at this time to give effect to the Act's purposes and the ULDA's mission.

The key elements determined as essential in the achievement of the ULDA's mission are indicated below and detailed in the following sections:

- urban land availability for development
- housing options
- urban infrastructure provision
- ecological sustainability
- best practice urban design.

All elements in each section must be achieved to the greatest extent practical having regard to each of the other elements of the implementation strategy.

However, the ULDA also recognises that there are other aspects to the creation of development in the UDA that bear recognition. In particular leadership and placemaking.

5.1.1 Leadership

The ULDA has been provided with an Act that allows for a 'blank slate' approach to urban development. This blank slate allows the ULDA to try alternative methods of delivering successful urban development outcomes.

Consequently, the ULDA recognises that while it has the ability to have a direct impact on outcomes within the UDA, it also has the potential to have an indirect outcome by way of demonstration of the impact of alternative approaches.

Consequently, if successful, the processes, provisions or systems put in place may be suitable for adoption by other authorities in the State.

5.1.2 Placemaking

The ULDA recognises that the creation of successful urban spaces starts with establishing a vision for the UDA which is meaningful, respects the location and site's characteristics and is likely to find acceptance by the wider community, and in particular, the development community so that development occurs. The land use plan and infrastructure strategy provides the main means of achieving good urban spaces.

However, the ULDA recognises that there are other, more subtle aspects that need to be considered to create truly special places that do not neatly fit into the following structure, namely:

- the arrangement and type of uses within spaces
- the role of the community in the development and change of spaces over time and
- event management to enliven and activate spaces.

These aspects are not addressed in this section but will be instituted as part of the ULDA's activities as the UDA develops.

5.2 Urban land availability for development

The development scheme, to be successful and achieve the ULDA's aims, needs to lead to development on the ground, rather than be just a planning document. For landowners and the development industry, the development scheme's provisions need to create an environment where commercially viable development projects are fostered.

The ULDA will lead development in the UDA by developing the state owned land. Measures of success include community acceptance and market purchase of ULDA developed land, and the willingness of private industry to seek to develop sites within the UDA.

Element	Measure	Actions
Urban land availability for development	Development occurs within the UDA.	A development scheme that: • includes development requirements that allow a commercial outcome • provides certainty of development potential (uses and yield) • responds to changes in market conditions and • allows for alternative design solutions. An infrastructure strategy that: • ensures necessary infrastructure is co-ordinated and constructed to facilitate development • does not require development contributions that are so high that land owners have no incentive to redevelop their properties • has a charging regime that balances upfront costs with payments over time, and recognises the importance of time of payments to the industry • has a transparent and easily calculable development contribution schedule. An approval system that: • minimises time delay to the developer • highlights early the level of detail required for a specific development application • allows for consideration of alternative solutions in an expeditious manner • allows a development proponent to be provided with a degree of certainty early in the process so that a development proposal will be acceptable • provides consistency from the pre-lodgement process, through approval to project commencement. The ULDA will seek to facilitate development in specific areas by: • working with landowners to find solutions to specific issues • build catalyst infrastructure where it will lead to early development within a precinct • broker discussions with government agencies where required to facilitate resolution of issues • work with government agencies to bring land to the market where the land is surplus to their requirements • undertake studies to address area wide issues.

5.3 Housing options

There has been a decline in housing affordability in Queensland which has been exacerbated by increases in interest rates and strong growth in the economy until market events in 2008. Declining housing affordability is particularly pronounced in the inner suburbs of Brisbane as a result of inner urban gentrification.

The ULDA Act specifically states that one of the main purposes of the Authority is to facilitate the provision of 'an ongoing availability of affordable housing options for low to moderate income households'.

Consequently, the ULDA seeks to achieve the development of diverse and inclusive communities by improving housing delivery, affordability, design and choice and specifically the ULDA will seek to increase the provision of affordable, appropriate and accessible housing for low to moderate income earners.

The Fitzgibbon UDA is a rare greenfield development opportunity in the Brisbane suburbs. Planning and design innovations, including the introduction of a variety of forms, types and arrangements of sites, lots and housing, and ULDA's management and control of the development process enables the ULDA to quickly deliver some of the most affordable housing in Brisbane in the Fitzgibbon UDA.

Measures of this success will be:

- achieving a minimum of two-thirds of dwellings within Precinct 4 at or below the median house price in Brisbane
- achieving a minimum of one-fifth of dwellings within Precinct 4 available for purchase or rental to low to moderate income households
- achieving a mix of incomes, tenures and price point in the UDA and precincts within the UDA including social, affordable rental and affordable owner occupier housing.

Elements	Measure	Actions
Housing options	Achieving a minimum of 15% of all dwellings across the UDAs as affordable. Achieving a minimum of two-thirds of dwellings within Precinct 4 at or below the median house price in Brisbane. Achieving a minimum of one-fifth of dwellings within Precinct 4 available for purchase or rental to low to moderate income households. Achieving a minimum of 5% of all dwellings in the Carseldine Urban Village as affordable. Achieving a diversity in housing options across the UDA.	Implement the following strategies to deliver affordable housing in the UDAs: **(1) Development contribution: sharing value uplift** In private development in the UDAs where there is significant land value uplift arising from the ULDA Development Scheme, a development contribution towards affordable housing will be required. **(2) Development contributions: affordable housing and housing diversity requirements** In all residential developments through appropriate design, reduction in house, unit and lot sizes, and changes to building practices, residential product will be required to provide affordable and diverse housing options. **(3) Facilitating Not for Profit housing (NFP)** This will occur through ensuring a timely development approval process and in some circumstances reduced requirements through the development scheme. **(4) ULDA development activities** The ULDA Act allows the ULDA to develop land. Surplus income generated from these activities will be utilised for the purposes of funding the ongoing operations of the ULDA and to deliver additional affordable housing outcomes. **(5) Provision of social housing (subject to DoH funding):** The provision of social housing in all UDAs which is funded by the Department of Housing and managed by the Department or a Not for Profit (NFP) community housing organisation and meets the needs of the lowest income and highest need households on the housing register. **(6) Facilitating social housing** The ULDA is working closely with the Department of Housing to facilitate the provision of social housing through their standard purchase program.

5.4 Ecological sustainability

The provisions of the land use plan and infrastructure plan reflect an ecological sustainable balance that integrates:

- protection of ecological processes and natural systems at local, regional, state and wider levels
- economic development
- maintenance of the cultural, economic, physical and social wellbeing of people and communities.

Element	Measure	Actions
Ecological sustainability	Planning and development achieves a balance that facilitates ecological sustainability.	The ecological sustainability principles within the land use plan are enforced. The ULDA sustainability policy is used to promote and facilitate incorporation of ecological sustainability principles within development. The development industry is encouraged to better the land use plan's provisions. Establishment of a close working relationship with tertiary institutions and private industry to identify projects demonstrating ecological sustainable outcomes to be instituted in the UDA. Documentation and promotion of ecological sustainable examples developed within the UDA. The ULDA Fitzgibbon Bushland Management Plan is used to guide activities within the bushland and open space zone.

5.5 Best practice urban design

The land use plan and infrastructure plan have been prepared to result in urban design outcomes of a high standard.

A measure of this success will be the acceptance by the industry and community of the resulting built form.

Element	Measure	Actions
Best practice urban design	Built form outcome is accepted by the industry and community as a high standard.	The vision for the UDA and its precincts, and the principles contained within structure plan are protected through the development approval process. The development requirements are continually assessed and reviewed for their relevance and appropriateness. Design innovation and alternative outcomes are encouraged with an incentive program to be developed to reward excellence in design. ULDA review panels provide a multi-disciplinary review of development proposals. Establishment of a close working relationship with tertiary institutions and private industry to identify projects demonstrating superior design outcomes to be instituted in the UDA. Documentation and promotion of good design outcomes developed within the UDA.

5.6 Urban infrastructure provision

Funding principles to facilitate development

Prudent investment in infrastructure is necessary to facilitate the increase in development intensity required to deliver the vision for the UDA.

Contributions towards the delivery of this infrastructure will be shared as the funding of the required infrastructure is not commercially viable for any one developer, owner or government entity due to the fragmentation of land ownership or the overall sizeable costs of some of the infrastructure works.

The use of public funds as the primary source of funding to pay for the necessary infrastructure, resulting in a significant increase in development yield and hence a windfall gain to private land owners, is not considered appropriate.

Consequently, redevelopment of areas within the UDA are not likely to occur unless a specific infrastructure funding package can be developed, which is acceptable to landowners, the industry and government.

The overarching infrastructure funding principles proposed to facilitate redevelopment are:

(i) infrastructure funding will be based on ensuring that the vision of the UDA can be achieved

(ii) infrastructure and activities will be funded in a fair and equitable manner and will be based on the most appropriate mechanism. These include:

- user charges
- special rates and charges
- state and federal funding
- conditions for the provision of infrastructure
- state infrastructure agreements
- negotiated infrastructure agreements.

(iii) where infrastructure can be fairly apportioned to users, infrastructure charges as per the *Integrated Planning Act 1997* will be used. Impact mitigation payments may be imposed if unanticipated development occurs

(iv) special rates and charges will be used generally for maintaining infrastructure and for infrastructure / projects / activities / services where there is a direct nexus between development within the UDA and the item(s) that are being charged. In some instances special rates and charges will be used for establishing strategic infrastructure and services

(v) land value uplift will be captured and expended on infrastructure and projects that are of a strategic nature and have a community benefit. This may include part funding some of the items captured under the infrastructure charges schedule or special rates and charges or infrastructure not included in these charging mechanisms. This could include funding affordable housing, shortfalls / gaps in funding required for infrastructure provision and / or strategic projects of a broad nature for community assets and high level shared infrastructure

(vi) the allocation of government funding for infrastructure provision will be determined through the annual budget process.

Financing of works

Network infrastructure

The funding of network infrastructure will be achieved through an Infrastructure Contribution Schedule (ICS).

The ICS will cover the following items:

- water
- sewer
- waterways
- transport
- community facilities.

The methodology to calculate the rates for these items will be consistent with the *Integrated Planning Act 1997* methodology.

These contributions will be required to be paid prior to development commencing.

Major infrastructure and affordable housing

The major infrastructure works, affordable housing and ecologically sustainable outcomes will be funded by way of the sharing of the land value uplift arising from the ULDA's development scheme. In the case of major infrastructure requiring funding in addition to what development in the UDA could support by way of an infrastructure charge, the ULDA will seek to enter into development agreements with the State, local government or developer as required.

Where land value uplift arises from the ULDA's development scheme, the value uplift shall be shared by the ULDA and the land owner. The rate will be determined by considering various development scenarios and developing a business model, using standard industry assumptions and using this information to then determine the residual land value.

Infrastructure contributions

Charges for infrastructure will be determined and reviewed from time to time and be published in the ULDA's infrastructure contributions framework.

Where special rates and charges are proposed consultation with the local community will assist in determining the contribution area and scope and scale of works.

Where required, a development agreement will be entered into with the development proponent in accordance with s3.2.11 of the land use plan.

Schedule 1: Exempt Development

Building work
Minor building work or demolition work.
Carrying out building work associated with a material change of use that is UDA exempt development.
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 *Land Title Act 1994*, where 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 incorporation, under the *Body Corporate and Community Management Act 1997*, section 41, of a lot with common property for a community titles scheme (d) for the conversion, under the *Body Corporate and Community Management Act 1997*, 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 *Acquisition of Land Act 1967* or otherwise, or land by: (i) a constructing authority, as defined under that Act, for a purpose set out in paragraph (a) of the schedule to that Act (ii) an authorised electricity entity (f) in relation to 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, paragraph (a) whether or not the land relates to an acquisition (g) for the reconfiguration of a lot comprising strategic port land as defined in the *Transport Infrastructure Act 1994* or (h) for the *Transport Infrastructure Act 1994*, section 240, or (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.
Clearing vegetation: (a) other than significant vegetation as defined in Schedule 2 (b) carried out by, or on behalf of Brisbane City Council or a public sector entity, where the works being undertaken are authorised under a state law (c) in accordance with the conditions of a UDA development approval for material change of use or reconfiguring a lot.
Erecting no more than one 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 on land to that is not referred to in Brisbane City Plan's Acid Sulphate Soil Code, Wetland Code and/or Waterway Code and where the site is not listed on the Contaminated Land Register or Environmental Management Register, or (b) where top dressing to a depth of less than 100 vertical millimetres from ground level on land that is not referred to in Brisbane City Plan's Wetland Code and/or Waterway Code.
Placing an advertising device on premises.
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.
Plumbing and drainage work
Carrying out plumbing or drainage work.
All aspects of development
All aspects of development a person is directed to carry out under a notice, order or direction made under a state law.
All aspects of development including maintenance that are incidental to and necessarily associated with a park.
All aspects of development undertaken by the State, or a statutory body representing the State, for the purposes of social housing.

All aspects of development

All aspects of development for a utility installation, being an undertaking for the supply of water, information communications technology cabling, 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

(d) the installation or erection of a new electrical transmission line on land on which such a line has already been erected

(e) the augmentation of a Powerlink substation and of any Energex substation existing as at the date this clause took effect

(f) the placing of pipes above the surface of the ground for the supply of water, the installation in a water distribution system of booster stations and meter or switchgear houses - any other development not specifically referred to above except where it involves erection of new buildings or reconstruction or alteration of existing buildings that would materially affect their design or external appearance

(g) any new Energex substation where:

- it ensures that there is appropriate capacity and reliability of electricity supply for the area
- the transformers and other equipment are enclosed within buildings
- it is limited in size to a total site (excluding buffer area) of 3000m^2 or less
- contains no more than two transformers
- the facility is designed to (as much as possible) to blend in with the locality (including fencing)
- has landscaping along boundaries to provide a partial visual screen for the facility
- it is accessible for plant and equipment replacements and at all times in emergency situations.

(h) any other development not specifically referred to above except where it involves erection of new buildings or reconstruction or alteration of existing buildings that would materially affect their design or external appearance.

All aspects of development
This exemption does not apply for a utility installation, where it involves: (i) the erection of new buildings (ii) power generation plant where burning 100kg or more of fuel an hour (iii) reconstruction or alteration of existing buildings that would materially affect their design or external appearance (iv) waste handling, treatment and disposal facility. Development involving the construction, maintenance or operation of roads, busways and rail transport infrastructure, and things associated with roads, busways and rail transport infrastructure by or on behalf of or under contract with the ULDA, Brisbane City Council or the Queensland Government. Things associated with roads, busways and rail transport infrastructure include but are not limited to: • activities undertaken for road construction • traffic signs and controls • depots • road access works • road construction site buildings • drainage works • ventilation facilities, including exhaust fans and outlets • rest area facilities and landscaping • parking areas • public passenger transport infrastructure • control buildings • toll plazas • rail transport infrastructure.

Schedule 2: Definitions list

For the purposes of the level of assessment tables within the land use plan, uses have been grouped into the following use definitions.

Use definitions

Commercial uses

- Home based business
- Medical centre
- Office
- Sales office and display home
- Veterinary clinic
- Veterinary hospital

Industrial uses

- Extractive industry
- General industry
- Heavy industry
- Light industry
- Research and technology facility
- Service industry

Residential uses

- House
- Multiple residential
- Other residential
- Relocatable home and caravan park

Retail uses

- Bulk landscape supplies
- Fast food premises
- Food premises
- Garden centre
- Hardware and trade supplies
- Market
- Outdoor sales or hire yard
- Produce store
- Roadside stall
- Service station
- Shop
- Shopping centre
- Showroom
- Warehouse
- Wholesale plant nursery

Rural uses

- Agriculture
- Animal keeping and husbandry
- Aquaculture
- Forestry
- Winery

Service, community and other uses

- Car park
- Cemetery
- Child care centre
- Community facility
- Crematorium
- Educational establishment
- Emergency services
- Environmentally relevant activities
- Funeral parlour
- Hospital
- Landing
- Marina
- Place of assembly
- Utility installation

Sport, recreation and entertainment uses

- Club
- Indoor entertainment
- Indoor sport and recreation
- Outdoor sport and recreation
- Park

Tourism

- Tourist facility
- Visitor accommodation

Administrative definitions

- Affordable housing
- Authority
- Basement
- Building height
- Bus rapid transit
- Clean industry
- Development scheme
- Dwelling unit
- Filling or excavation
- Ground level
- Gross floor area
- High water mark
- Mezzanine
- Minor building or demolition work
- Noise sensitive use
- Plot ratio
- Podium
- Private open space
- Public benefit
- Public realm
- Setback
- Significant vegetation
- Site cover
- Storey
- Sub-precinct plan
- Tidal works
- Land value uplift
- Urban design

Use definitions

Commercial uses

(a) 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 50m^2

(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 and

(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.

(b) 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.

(c) Office

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

(d) Sales office and display home

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.

(e) Veterinary clinic

Premises used for the veterinary care, surgery and treatment of animals, whether or not provision is made for the overnight short stay accommodation of the animals on the premises. The term does not include animal keeping and husbandry or veterinary hospital.

(f) Veterinary hospital

Premises used 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.

Industrial uses

(a) Extractive industry

Premises used 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.

(b) General industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods, or treating waste where potential impacts exist. The use includes but is not limited to the following:

- fuel burning
- boat maintenance
- battery recycling
- water treatment
- beverage production
- bottling and canning
- concrete batching
- tyre retreading
- metal forming
- edible oil processing
- seafood processing
- milk processing.

(c) Heavy industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods, or treating waste of significant impacts which are likely to be noxious and/or hazardous and require isolation or significant buffering from other buildings and uses. The use includes but are not limited to the following:

- alcohol distilling
- boiler making
- metal recovery
- sugar milling or refining
- meat processing
- crushing, milling and grinding
- rendering
- pet, stock or aquaculture food manufacturing
- textile manufacturing
- tyre manufacturing
- chemical manufacturing, processing or mixing
- chemical storage
- coke producing
- gas producing
- paint manufacturing
- crude oil or petroleum product storage (excluding service stations)
- oil refining or processing
- fuel gas refining or processing

- metal works, surface coating and foundry
- mineral processing
- battery manufacturing
- manufacturing of plastic, plaster, pulp or paper
- sawmilling or wood chipping or chemically treating timber chemical or oil recycling.

This use does not include any other industrial uses or service station.

(d) Light industry

Premises used for making, assembling, dismantling, break up, servicing, storing, repairing goods, or treating waste of a small scale and low impact similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products. The use includes but is not limited to the following:

- printing
- all industrial activities not Environmentally Relevant Activities, except where defined.

(e) Research and technology facility

Premises used for scientific or technological research development or testing.

(f) Service industry

Premises used for a small scale, low impact industrial activity which is intended to provide services to the general public or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site including:

- making of the following:
  - artificial flowers
  - bread, cakes and pastry
  - dental prostheses
  - fashion accessories
  - garments
  - jewellery
  - optical goods, being spectacles and the like
  - soft furnishings
  - toys.
- assembling the following from components manufactured elsewhere:
  - aids and appliances for people with a disability
  - audio-visual equipment
  - barbeques
  - blinds
  - furniture
  - portable domestic electrical appliances
  - domestic light fittings and accessories
  - scientific instruments
  - sports equipment, other than ammunition, vehicles and watercraft
  - television and video equipment.
- repairing and servicing the following:
  - blinds
  - cameras or other photographic equipment
  - canvas goods, tents and camping soft goods
  - computers and computer equipment
  - electronic instruments and equipment
  - garments
  - mowers, including motor mowers and portable gardening equipment
  - optical goods, being spectacles and the like
  - domestic electrical appliances
  - power and other tools
  - scientific instruments.
- providing the following services:
  - book binding
  - car washing
  - document duplicating or copying or photocopying
  - engraving by hand
  - laboratory facilities
  - locksmith services
  - photographic film processing
  - picture framing
  - plan printing
  - restoration of small articles of a personal or domestic nature works of art
  - studio facilities for film, theatre or television.

The term does not include any other industrial use.

Residential uses

(a) House

Premises used for residential purposes where freestanding on its own lot used as one self contained dwelling.

(b) Multiple residential

Premises used for residential purposes if there are two (2) or more dwelling units on any one (1) 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 a House, as defined herein.

(c) Other residential

Premises used 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.

(d) Relocatable home and caravan park

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

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

Retail uses

(a) Bulk landscape supplies

Premises used for the bulk storage and sale of landscaping, gardening or rural materials and supplies including soil, soil additives, gravel, seeds, fertilisers, potting mix, mulch, agricultural chemicals and fertilisers, irrigation supplies, where the majority of materials sold from the premises are not in pre-packaged form. The term also includes the cultivation of plants for sale on the site where ancillary to the other landscape supplies.

(b) Fast food premises

Premises used 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.

(c) Food premises

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

(d) Garden centre

Premises used for the display and retail sale of gardening and landscape products and supplies. The term includes the propagation and sale of plants and the sale of seeds, pots, gardening tools, pre-packaged landscaping products (such as fertilisers, potting mix, mulch and stones) outdoor furniture and lighting, letterboxes, garden ornamentation, and literature on gardening. The use may include an ancillary coffee shop or café.

(e) Hardware and trade supplies

Premises used for the display, sale, and hire of hardware and trade supplies household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

(f) Market

Premises used 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.

(g) Outdoor sales or hire yard

Premises used for the display, sale, hire or lease of any construction or industrial plant and equipment, agricultural machinery, motor vehicles, boats, trailers, other demountable or transportable structures and the like, to the public, where the use is conducted wholly or predominantly outdoors. The term includes the ancillary maintenance and repair of any of the items to be sold, hired or leased and the ancillary sale or hire of portable tools, machinery or equipment.

(h) Produce store

Premises used for the display and sale of goods which are normally used in carrying out agricultural uses, including animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies, saddlery, other stock and pet supplies, small scale farm and garden equipment, and the like.

(i) Roadside stall

Premises used for the display and retail sale of agricultural products grown on the premises or on adjoining land which is owned or occupied by the stall operator. The stall is to be no greater than 50m^2 in gross floor area.

(j) Service station

Premises used for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

(k) Shop

Premises used for the display, sale or hire of goods to the public. The term 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. The term does not include the types of repairs as separately defined by light industry.

(l) Shopping centre

Premises used for display, sale or hire of goods comprising two or more individual tenancies, comprising primarily shops and which function as an integrated complex.

(m) Showroom

Premises used for the display and sale of goods primarily of a bulky nature and of a similar or related product line, where the gross floor area exceeds 250m^2, including but not limited to large electrical goods, furniture, floor coverings, toys, bulk stationery supplies,

motor vehicles, motor accessories, caravans, boats, sporting equipment and apparel, computer hardware and software, building and construction supplies, pools, spas and camping equipment. The term includes the ancillary and incidental sale of spare parts for such goods.

(n) Warehouse

Premises used for the storage of goods whether or not in a building, including self-storage facilities or storage yards.

(o) Wholesale plant nursery

Premises used for the purpose of growing plants, shrubs, trees or other vegetation for wholesale purposes.

Rural uses

(a) Agriculture

Premises used 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 or
- breeding, keeping, rearing, training, boarding or stabling of animals.

(b) Animal keeping and husbandry

Premises used 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.

(c) Aquaculture

Premises used for the cultivation of live fisheries resources (where such resources are defined in the *Fisheries Act 1994*).

(d) Forestry

Premises used for the management, planting, growing or harvesting of trees as a commercial forestry production, including in a plantation or native forest. The term may include the ancillary use of the premises for:

- the onsite processing and removal of either native or exotic tree species for the primary purpose of producing and extracting fibre or non fibre products and services
- the management, harvesting and primary processing of the trees grown upon the land to produce products such as pulp, piles, poles, posts, sawlogs, see, leaf or bark
- the ancillary storage of milled or processed timer
- limited impact secondary processing such as portable sawmilling and kiln drying.

(e) Winery

Premises used for the purpose of manufacturing and retailing wine. The term also includes ancillary uses that support the primary function of the premises.

Service, community and other uses

(a) Car park

Premises used for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

(b) Cemetery

Premises used for the interment of the dead. The term does not include a crematorium or funeral parlour.

(c) Child care centre

Premises used for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, crèche' or early childhood centre.

(d) Community facility

Premises used for social or community purposes, such as a community centre, library, public building or the like.

(e) Crematorium

Premises used for cremating human corpses after death. The term does not include a funeral parlour or cemetery.

(f) Educational establishment

Premises used 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.

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

(g) Emergency services

Premises used for services which respond to community need in an emergency.

(h) Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

(i) Funeral parlour

Premises used 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.

(j) Hospital

Premises used for the medical or surgical care or treatment of persons

accommodated on the premises to receive this care or treatment.

The use includes care or treatment of persons such as emergency patients or out-patients not residing on the premises.

(k) Landing

Structure for mooring or launching boats and/or for passengers to embark and disembark.

(l) Place of assembly

Premises used for worship and activities of a religious organisation, community or association.

(m) Utility installation

Premises used for the purpose of providing utility or telecommunications services, which does not fall within the Schedule of Facilities and Areas under the *Telecommunications Act 1997*. The term may include but is not limited to:

- a telecommunications tower more than 5m in height
- an equipment shelter of more than 7.5m^2 in area and 3m in height.

Sport, recreation and entertainment uses

(a) Club

Premises used 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.

(b) Indoor entertainment

Premises used for public entertainment predominantly within a building. The term includes facilitates commonly described as convention centres, amusement and leisure centres, cinema, nightclub, adult entertainment, theatre and hotel.

(c) Indoor sport and recreation

Premises used 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.

(d) Outdoor sport and recreation

Premises used for any sporting or recreational activity, or other leisure past time, which is conducted wholly or mainly outside of a building.

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

(e) Park

Premises used 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.

Tourism

(a) Tourist facility

Premises used, or intended to be used, for providing entertainment, recreation or similar facilities for the general touring or holidaying public. The term includes associated short term accommodation or facilities providing meals.

(b) Visitor accommodation

Premises used for short term accommodation for the general touring, holidaying or visiting public. The term includes associated facilities providing meals.

Administrative definitions

(a) 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).

(b) Authority

The Urban Land Development Authority.

(c) Basement

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

(d) 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.

(e) Bus rapid transit

Non-rail based, distinctive, high passenger capacity vehicle which can operate in shared right-of-way with general road traffic or on its own right-of-way.

(f) Clean industry

Industrial uses that have minimal air, noise or waste emissions.

(g) Development scheme

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

(h) 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.

This term includes works ancillary to a dwelling.

(i) Filling or excavation

Operational work for filling or excavating that materially affects premises or their use.

(j) Ground level

The levels on a site which precede 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

(k) 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 areas 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.

(l) High water mark

Refers to the ordinary high water mark at spring tides.

(m) Mezzanine

An intermediate floor within a room.

(n) Minor building or demolition work

- internal building or demolition work
- external building work up to 25m^2 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 8.5m
- external demolition of post-1946 additions, alterations, extensions or outbuildings or pre-1946 free standing outbuildings at the rear of the building

(o) Noise sensitive use

Means any of the following:

- house, multiple residential, other residential
- childcare centre, community facility, hospital or place of assembly
- park.

(p) Plot ratio

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

(q) Podium

A continuous projecting base of a building.

(r) Private open space

An outdoor area for the exclusive use of occupants.

(s) Public benefit

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

(t) Public realm

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

(u) Setback

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

(v) Significant vegetation

Vegetation comprising vegetation described below whether living or dead including their root zone[22] that:

- maintains biodiversity
- preserves natural landforms
- contributes to the character of the landscape
- has cultural or historical value
- has amenity value.

Vegetation types:

- all plants within the bed and banks of Cabbage Tree Creek
- all vegetation in Precinct 1
- vegetation included in regional ecosystem 12.3.11 remnant and non remnant
- vegetation included in regional ecosystem 12.3.6 remnant and non remnant
- vegetation included in regional ecosystem 12.3.7 remnant and non remnant

22 The zone of the soil and roots is described in area by the vertical projection of the foliage limit of the tree, to the depth of 1 metre and including buttress roots on and above the soil surface.

- all other trees with a diameter of equal to or greater than 60cm measured at 1 metre above the ground level.

Does not include species listed by the ULDA as pest vegetation. Vegetation descriptions specific to the UDA can be found in the Fitzgibbon Bushland Management Plan.

(w) Site cover

The proportion of the site covered by buildings excluding areas of covered private open space.

(x) 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, but 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.

(y) Sub-precinct plan

Refer sub-precinct development requirements in s3.2.6 of the land use plan.

(z) Tidal works

As defined in the *Costal Protection and Management Act 1995*.

(aa) Land value uplift

The increase in development yield or land value arising from the ULDA development scheme.

(ab) Urban design

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

Queensland Government

urban land development authority

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