

Table 3: 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 3: 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 Loop Road Balcara Avenue to Carseldine Station into Precinct 1	New road to be provided in association with development of the Carseldine Urban Village and Beams Road Railway Overpass. Link to be funded by infrastructure contributions for development within Precinct 1 and Precinct 3 and as part of the Beams Road Railway Overpass.*
4 Intersection upgrades <ul style="list-style-type: none"> <li>• Carselgrove Avenue and Beams Road</li> <li>• Telegraph Road and north/south connector road</li> <li>• Handford Road and Roghan Road</li> </ul>	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 Intersection upgrades <ul style="list-style-type: none"> <li>• Balcara Avenue and Beams Road</li> <li>• Golden Place and Beams Road</li> <li>• Dorville Road and Beams Road</li> <li>• Dorville Road and Precinct 1 access points</li> </ul>	These upgrades will be in accordance with traffic studies undertaken as development proceeds. Contributions towards intersection upgrades shall generally be drawn from Precinct 1, 2 and 3 as appropriate.*
6 Beams Road Railway Overpass	Development in Precincts 1, 2 and 3 will contribute to the cost of the overpass at a rate to be determined through a development agreement and/or special rate or charge. Development within Precinct 1 will be subject detailed traffic studies and threshold analysis.

**Proposed community facilities**

Description of works	Indicative timing/responsibility
7 Community facility - Fitzgibbon residential area	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.
8 Community facility - Carseldine Urban Village	A community facility is envisaged within Precinct 1. Contributions to this facility will be required from future development in Precinct 1, 2 and 3 at a rate determined in the ULDA's Infrastructure Charges Schedule.

**Proposed flood mitigation works**

Description of works	Indicative timing/responsibility
9 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 portions of 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 Precincts 1, 2 and 3.*

## Proposed water and sewer infrastructure

Description of works	Indicative timing/responsibility
10 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.	

## 5.1 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.	<p>A development scheme that:</p> <ul style="list-style-type: none"> <li>▶ includes development requirements that allow a commercial outcome</li> <li>▶ provides certainty of development potential (uses and yield)</li> <li>▶ responds to changes in market conditions and</li> <li>▶ allows for alternative design solutions.</li> </ul> <p>An infrastructure strategy that:</p> <ul style="list-style-type: none"> <li>▶ ensures necessary infrastructure is co-ordinated and constructed to facilitate development</li> <li>▶ does not require development contributions that are so high that land owners have no incentive to redevelop their properties</li> <li>▶ has a charging regime that balances upfront costs with payments over time, and recognises the importance of time of payments to the industry</li> <li>▶ has a transparent and easily calculable development contribution schedule.</li> </ul> <p>An approval system that:</p> <ul style="list-style-type: none"> <li>▶ minimises time delay to the developer</li> <li>▶ highlights early the level of detail required for a specific development application</li> <li>▶ allows for consideration of alternative solutions in an expeditious manner</li> <li>▶ allows a development proponent to be provided with a degree of certainty early in the process so that a development proposal will be acceptable</li> <li>▶ provides consistency from the pre-lodgement process, through approval to project commencement.</li> </ul> <p>The ULDA will seek to facilitate development in specific areas by:</p> <ul style="list-style-type: none"> <li>▶ working with landowners to find solutions to specific issues</li> <li>▶ build catalyst infrastructure where it will lead to early development within a precinct</li> <li>▶ broker discussions with government agencies where required to facilitate resolution of issues</li> <li>▶ work with government agencies to bring land to the market where the land is surplus to their requirements</li> <li>▶ undertake studies to address area wide issues.</li> </ul>

### 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 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.
- achieving a minimum of two-thirds of dwellings within Precinct 4 at or below the median house price in Brisbane

Elements	Measure	Actions
Housing options	<p>Achieving a minimum of 15% of all dwellings across the UDAs as affordable.</p> <p>Achieving a minimum of two-thirds of dwellings within Precinct 4 at or below the median house price in Brisbane.</p> <p>Achieving a minimum of one-fifth of dwellings within Precinct 4 available for purchase or rental to low to moderate income households.</p> <p>Achieving a minimum of 5% of all dwellings in the Carseldine Urban Village as affordable.</p> <p>Achieving a diversity in housing options across the UDA.</p>	<p>Implement the following strategies to deliver affordable housing in the UDAs:</p> <p><b>(1) Development contribution: sharing value uplift</b> 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.</p> <p><b>(2) Development contributions: affordable housing and housing diversity requirements</b> 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.</p> <p><b>(3) Facilitating Not for Profit housing (NFP)</b> This will occur through ensuring a timely development approval process and in some circumstances reduced requirements through the development scheme.</p> <p><b>(4) ULDA development activities</b> 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.</p> <p><b>(5) Provision of social housing (subject to DoH funding):</b> 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.</p> <p><b>(6) Facilitating social housing</b> The ULDA is working closely with the Department of Housing to facilitate the provision of social housing through their standard purchase program.</p>

## 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.	<p>The ecological sustainability principles within the land use plan are enforced.</p> <p>The ULDA sustainability policy is used to promote and facilitate incorporation of ecological sustainability principles within development.</p> <p>The development industry is encouraged to better the land use plan's provisions.</p> <p>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.</p> <p>Documentation and promotion of ecological sustainable examples developed within the UDA.</p> <p>The ULDA Fitzgibbon Bushland Management Plan is used to guide activities within the bushland and open space zone.</p>

### 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.	<p>The vision for the UDA and its precincts, and the principles contained within structure plan are protected through the development approval process.</p> <p>The development requirements are continually assessed and reviewed for their relevance and appropriateness.</p> <p>Design innovation and alternative outcomes are encouraged with an incentive program to be developed to reward excellence in design.</p> <p>ULDA review panels provide a multi-disciplinary review of development proposals.</p> <p>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.</p> <p>Documentation and promotion of good design outcomes developed within the UDA.</p>

## 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

<b>Building work</b>
Minor building work or demolition work.
Carrying out building work associated with a material change of use that is UDA exempt development.
<b>Material change of use of premises</b>
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.
<b>Reconfiguring a lot</b>
Reconfiguring a lot under the <i>Land Title Act 1994</i> , where the plan of subdivision necessary for the reconfiguration is:
<ul style="list-style-type: none"> <li>(a) a building format plan of subdivision that does not subdivide land on or below the surface of the land</li> <li>(b) for the amalgamation of two or more lots</li> <li>(c) for incorporation, under the <i>Body Corporate and Community Management Act 1997</i>, section 41, of a lot with common property for a community titles scheme</li> <li>(d) for the conversion, under the <i>Body Corporate and Community Management Act 1997</i>, section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme</li> <li>(e) in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, or land by: <ul style="list-style-type: none"> <li>(i) a constructing authority, as defined under that Act, for a purpose set out in paragraph (a) of the schedule to that Act</li> <li>(ii) an authorised electricity entity</li> </ul> </li> <li>(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 <i>Acquisition of Land Act 1967</i>, schedule, paragraph (a) whether or not the land relates to an acquisition</li> <li>(g) for the reconfiguration of a lot comprising strategic port land as defined in the <i>Transport Infrastructure Act 1994</i> or</li> <li>(h) for the <i>Transport Infrastructure Act 1994</i>, section 240, or</li> <li>(i) in relation to the acquisition of land for a water infrastructure facility.</li> </ul>
Subdivision involving road widening and truncations required as a condition of development approval.

<b>Operational work</b>
Carrying out operational work associated with a material change of use that is UDA exempt development.
Clearing vegetation: <ul style="list-style-type: none"> <li>(a) other than significant vegetation as defined in Schedule 2</li> <li>(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</li> <li>(c) in accordance with the conditions of a UDA development approval for material change of use or reconfiguring a lot.</li> </ul>
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: <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>
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.
<b>Plumbing and drainage work</b>
Carrying out plumbing or drainage work.
<b>All aspects of development</b>
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 Energenx 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 Energenx 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<sup>2</sup> 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<sup>2</sup>
- (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<sup>2</sup> 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<sup>2</sup>, 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 timber
- 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<sup>2</sup> 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<sup>2</sup> for roofs over existing decks or paved areas, sun hoods, carports and the like
- building work up to 10% of approved GFA or lawfully existing GFA at the time of commencement of this development scheme
- raising a house where the resultant height does not exceed 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<sup>37</sup> 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

<sup>37</sup> 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.

### Schedule 3: Amendments

#### Amendment 1: July 2011

page 5	Amendment of Map 2: Fitzgibbon Urban Development Area structure plan to extend the Carseldine Urban Village area to include an area previously zoned Special purpose, include additional proposed roads and additional Special purpose areas
page 6 and 7	Replacement of Sub-precinct principles with Sub-precinct intents
page 8	Inclusion of research facilities in the Special purpose zone definition
page 12	Inclusion of additional requirements in relation to balconies and other private spaces regarding minimum size and location standards
page 12	Additional criteria regarding the location of site parking in relation to ground level
page 13	Introduction of separate parking rates for retail and commercial uses and an increase in the rate for multiple residential
page 14	Addition of Lot design criteria and reference to ULDA Guideline No.01 Residential 30
page 15	Amendment of the number of sub-precincts
page 15	Amendment of Map 3: Fitzgibbon Urban Development zoning and precinct plan within Precinct 1 modifying the extent of the Special purpose SP1-Education purpose area and including for research and education purposes, adding Mixed use and Residential areas and introducing two additional Special purpose areas, SP1-Transport related facilities (park and ride) and SP6-Community facilities
page 16	Amendment of Map 4: Fitzgibbon Urban Development Area transport plan to include additional local access streets and a proposed Busway stop within Precinct 1
page 17	On Map 5: Fitzgibbon Urban Development Area building heights plan within Precinct 1 introduction of maximum storeys on the area formerly zoned Special purpose- Education, modification of the extent of the 8 storey height area to reflect the exclusion of the Special purpose- Community facilities area and Special purposes - Transport related facilities (park and ride) area from the maximum 8 storey extent
page 18	On Map 6: Fitzgibbon Urban Development Area density plan within Precinct 1 inclusion of density and intensity controls, within Precinct 2 inclusion of maximum intensity provision on the Mixed use portion of the Precinct, and in Precinct 3 an increase from 60 to 100 dwellings per hectare for the Residential zoned area and inclusion of maximum intensity provisions on the Mixed use zoned area
page 19	Inclusion of reference to five sub-precincts in Precinct 1 and Fitzgibbon UDA maps to be read in conjunction with Precinct 1 maps
page 19	Modification of Map 7: Precinct 1 with inclusion of the majority of the Special purpose- Education area into the Mixed use, Bushland and open space and Residential zones, addition of local access streets, reduction of the Mixed use centre zone and replacement with Mixed use zoning, additional Special purpose zoned areas for Community facilities and Transport related facilities (park and ride), inclusion of an additional fauna crossing point near Dorville Road and additional boundary interface investigation areas
page 20	Inclusion of significant employment in the Precinct intent for Precinct 1
page 20	Inclusion of additional points in the Precinct intent to provide for a diversity of housing types, enable training or research uses to continue and/or establish, accommodate community uses including child care
page 20	Additional text to clarify the function of major infrastructure
page20	A new point regarding reconfiguring/relocation of the park and ride within Precincts 1 and 3 with a minimum of 210 spaces maintained
page20	Amendment of boundary investigation area footnote to include reference to bushfire mangement principles
page20	Addition of precinct outcome headings (a) General and (b) Bushland

pages 21-29	Addition of a new sections within Precinct 1 detailing preferred precinct outcomes for the following. (c) Access, movement and circulation (d) Public space and landscaping (e) Built form (f) Sustainability Inclusion of supporting maps and figures.
page 21	Inclusion of new Map 7a: Precinct 1 access, movement and circulation plan
page 23	Inclusion of new Figure 2a: Illustrative Street Sections
page 25	Inclusion of new Map 7b: Precinct 1 pedestrian and cycle links plan
page 27	Inclusion of new Map 7c: Precinct 1 public realm and built form plan
page 28	Inclusion of Table 2: Development parameters
pages 30-35	Introduction of additional sub-precincts within Precinct 1 and sub-precinct intent, outcome statements and preferred land uses for each sub-precinct
page 36-37	Amendment of Precinct 1: Level of assessment table to: - provide for development in Precinct 1 without the requirement of a sub-precinct plan - introduce controls for the Residential zone - introduce controls for new Special purpose zoned areas for community purposes and transport related infrastructure (park and ride) and limiting drive thru fast food premises
page 38	Clarification of land requirements for the Northern Busway and Beams Road Railway Overpass within Precinct 2 outcomes
page 38	Amendment of Map 8: Precinct 2 to extend the Pedestrian and cycle links to illustrate how this will connect to the proposed Northern Busway in future
page 39	Clarification of development flood impact assessment and level requirements and additional reference documents within Precinct 2 outcomes
page 41	Additional text to clarify access arrangements considering the Beams Road Overpass within Precinct 3 intent
page 41	Amendment of Map 9: Precinct 3 adjusting the position of the local access street
page 42	Clarification of development flood impact assessment and levels and additional reference documents within Precinct 3 outcomes
page 43	Amendment of Precinct 3: Level of assessment table Mixed Use zone to provide for commercial uses as Permissible development and include fast food drive-thru premises and low intensity uses as Prohibited development
page 48	Amendment to the Precinct 4: Level of assessment table to except utility installations in the Bushland and open space zone
page 60	Amendment and additions to Table 3: Description of works to include infrastructure items required for development of the Carseldine Urban Village comprising of Precincts 1,2 and 3 of the UDA



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