

Urban Land Development Authority

**FITZGIBBON
INTERIM LAND USE PLAN 2008**

July 2008

Version 1

FITZGIBBON - INTERIM LAND USE PLAN

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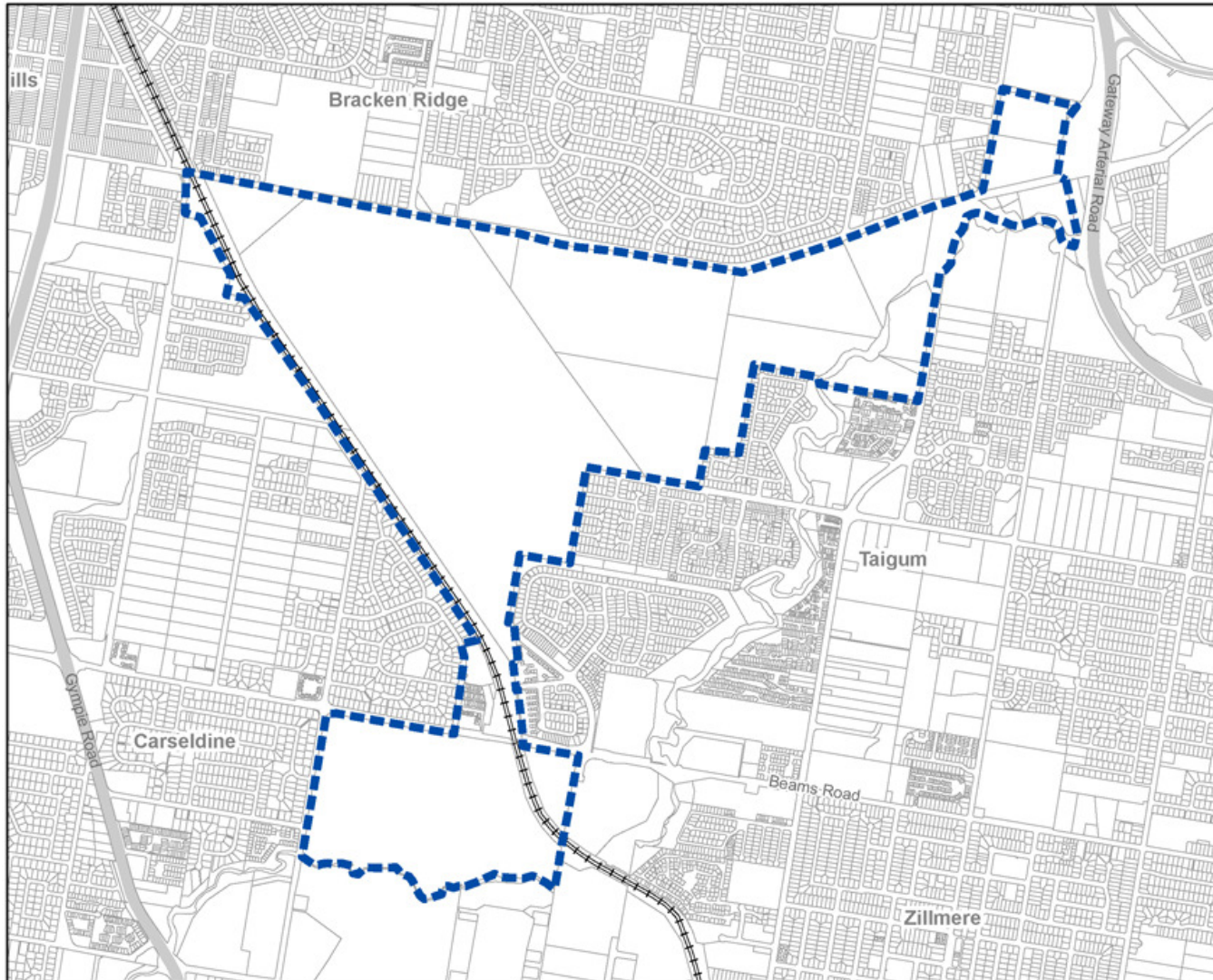
Part 1 Preliminary

1. Introduction

- (1) This interim land use plan may be cited as the Fitzgibbon Interim Land Use Plan.
- (2) This interim land use plan has been prepared pursuant to Section 8 of the *Urban Land Development Authority Act 2007*.
- (3) This interim land use plan applies only to the Fitzgibbon Urban Development Area, as identified in Figure 1.

2. Background

- (1) The Fitzgibbon Urban Development Area was declared by a regulation, pursuant to Part 2 Division 1 Section 7 of the *Urban Land Development Authority Act 2007*.
- (2) The main purposes of the *Urban Land Development Authority Act 2007* are to facilitate the following in the urban development areas -
 - (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; and
 - (e) the provision of an ongoing availability of affordable housing options for low to moderate income households.



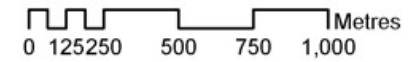
**Urban Land Development Authority
Regulation 2008**

Urban Development Area
Brisbane City

Map No: UDA3 - Fitzgibbon

Key

-  Urban Development Area Boundary
-  Cadastre
-  Queensland Rail



Source: Digital Cadastre Database, Department of Natural Resources and Water April 2008.

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Part 2 Land use planning

1. Purpose of interim land use plan

- (1) The purpose of this interim land use plan is to:
 - (a) ensure that the future development opportunities of the urban development area to be expressed in the development scheme are protected from incompatible land uses and activities; and
 - (b) identify a nominated precinct in which it is appropriate to facilitate development prior to the development scheme taking effect; and
 - (c) regulate orderly development and provide direction as to the preferred form of development within the nominated precinct.

2. Development in the urban development area

- (1) This interim land use plan nominates 1 precinct and 3 sub-precincts within which particular development may be allowed. Precinct 1 and sub-precincts 1a, 1b and 1c are shown in Figure 2.
- (2) Land within the declared Urban Development Area (UDA) not included in a precinct or sub-precinct is part of the balance area.
- (3) All development in the balance area, except for development mentioned in Schedule 1 which is exempt development, is UDA Assessable Development - Prohibited. UDA Assessable Development - Prohibited is development that is inconsistent with the interim land use plan and may not be carried out in the UDA.

3. Urban Development Area development principles

- (1) This Fitzgibbon Urban Development Area will be a quality, sustainable and environmentally responsive urban environment which supports a healthy and diverse community with access to a variety of housing types, community and commercial facilities, open space and a choice in transport modes.
- (2) Development within the Fitzgibbon Urban Development Area will:
 - (a) create a quality urban area that takes advantage of existing and proposed public transport opportunities focusing on the Carseldine rail station and existing transport infrastructure such as Gympie Road and the Gateway Motorway;
 - (b) include a quality open space and conservation area that recognises and responds to the area's environmental and natural values;
 - (c) create a safe, diverse and inclusive community through the provision of a range and mixture of housing types, densities, and designs which deliver a component of affordable housing;
 - (d) provide a functional, safe and permeable urban environment that promotes a healthy and safe lifestyle with high levels of pedestrian

and bicycle access, integrated open space networks and a quality public realm that promotes a strong sense of community;

- (e) create a sustainable and environmentally responsive urban environment with a distinct character which incorporates eco-friendly and innovative building design, layout and construction methods, minimises waste, energy and water usage, maintains satisfactory air, water and acoustic standards, and recognises and responds to the area's biodiversity values;
- (f) not compromise existing and future opportunities for rail and road infrastructure; and
- (g) integrate with major uses such as the existing and future uses of the Queensland University of Technology - Carseldine Campus, a proposed recreation reserve, major transport infrastructure and the surrounding residential communities.

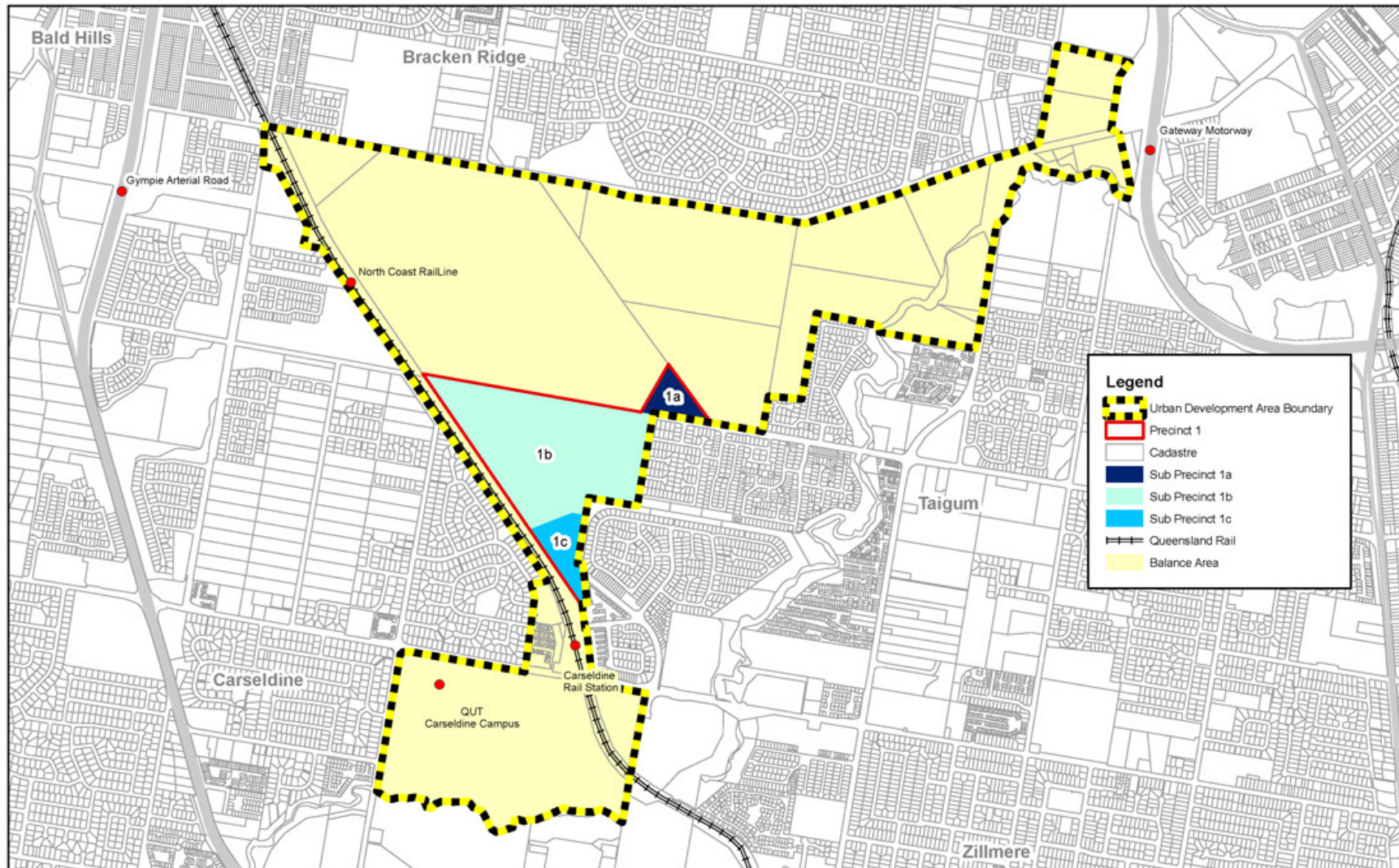
Part 3 Precinct Intent

1. Precinct 1

- (1) Development in Precinct 1 will be a mixture of residential dwellings ranging from single detached to multi-unit dwellings with opportunities for retail, commercial and community use development. Development will focus on the existing and future public transport opportunities of the area provided by Carseldine rail station and the proposed Northern Busway.
- (2) Development in Precinct 1 will be generally in accordance with the Concept Plan, as identified in Figure 3. The Concept Plan identifies:
 - (a) the proposed land uses
 - (b) minimum and maximum density of dwelling per hectare and building height limit;
 - (c) major open space network and required open space contribution; and
 - (d) a road network that connects Carselgrove Avenue and Roghan Road.
- (3) Development in Precinct 1 will be generally integrated with surrounding areas in terms of built form, access and services including rail, road, pedestrian and cycle access.
- (4) Building and landscape design will be of a sub-tropical character.
- (5) Development in Precinct 1 recognises and responds to the area's environmental and natural values through open space preservation and tree retention where practicable.
- (6) Development in Precinct 1 will be carried out in accordance with a Site Development Plan(s) to be provided in conjunction with a Reconfiguring

a Lot application¹. The Site Development Plan(s) will include such matters as the land use, lot layout, the form and density of development, landscape intent and building control requirements as detailed in Part 6 clause 2(k).

¹ The provision of a site development plan is linked to the Reconfiguring a Lot application as the Precinct will require reconfiguration prior to, or at the same time, other development.



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Fitzgibbon Development Precinct and Boundary

Sub-precinct 1a

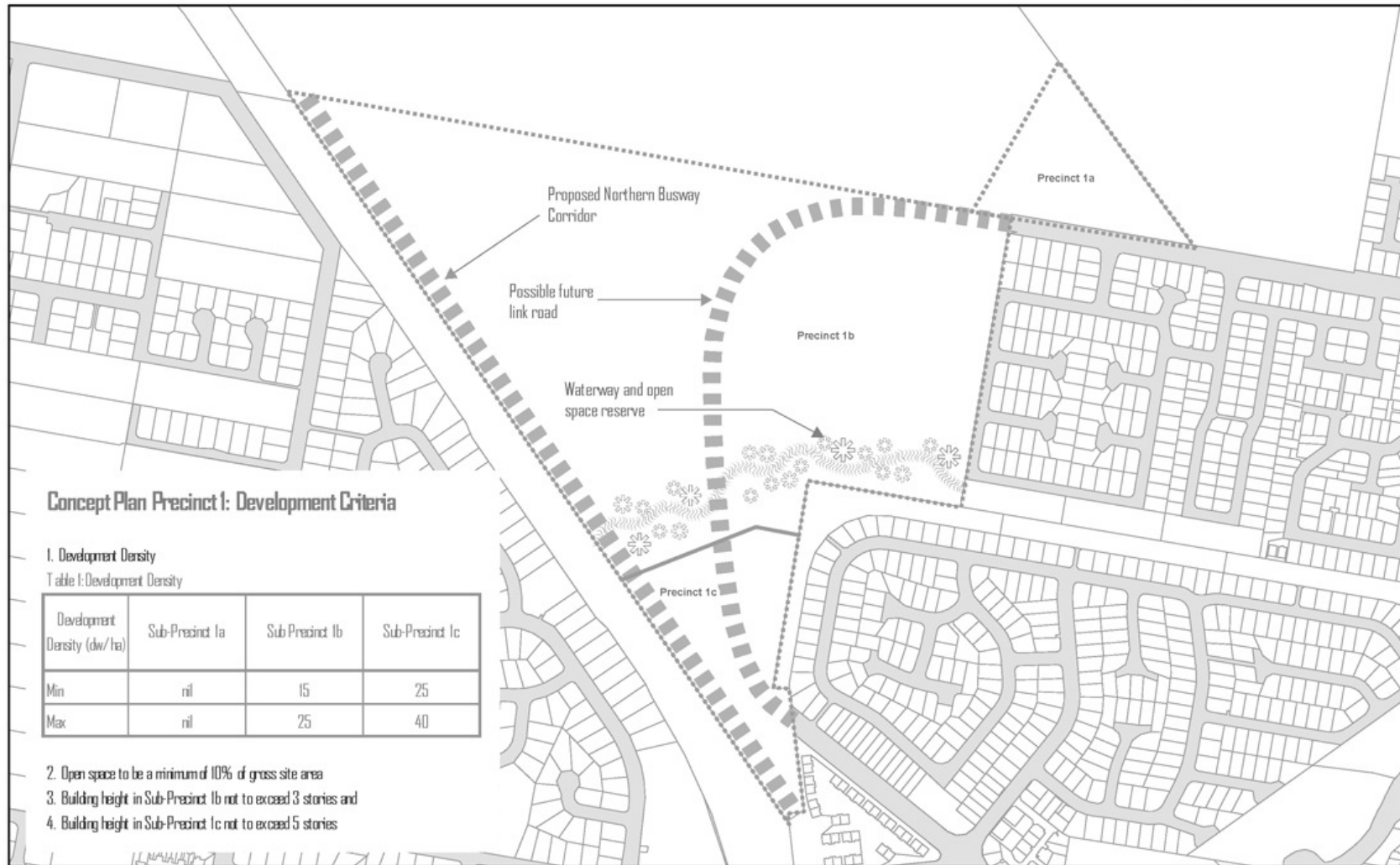
- (7) Sub-precinct 1a contains a conservation area and stormwater mitigation measures associated with development in sub-precinct 1b.

Sub-precinct 1b

- (8) Sub-precinct 1b will contain predominantly detached dwellings with some small scale multi-unit dwellings. A small number of multi-unit dwellings can occur in the south west portion of the sub-precinct adjacent to the waterway corridor and the rail corridor.
- (9) The southern area of sub-precinct 1b includes a waterway corridor that will be rehabilitated and landscaped to create a quality open space environment.

Sub-precinct 1c

- (10) Sub-precinct 1c will be a predominantly mixed use area containing detached and low to medium-rise multi-unit dwellings.
- (11) Sub-precinct 1c will cater for ground level home business, shop, office or restaurant uses and function as a local centre to maximise opportunities afforded by the Carseldine rail station and the future Northern Busway.
- (12) Sub-precinct 1c may also include other uses such as a child care facility, indoor sports and recreation opportunities and community facilities.



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Fitzgibbon Development Concept Plan

Part 4 Development

1. Levels of assessment

- (1) Table 1 of the interim land use plan identifies whether development is -
 - (a) UDA Self Assessable Development (Column 2) or
 - (b) UDA Assessable Development - Permissible (Column 3A) or
 - (c) UDA Assessable Development - Prohibited (Column 3B)
- (2) Development not identified in this interim land use plan as UDA Assessable Development - Permissible, UDA Assessable Development - Prohibited or UDA Self Assessable Development is UDA Exempt Development (see Schedule 1). A UDA development approval is not required for UDA Exempt Development nor UDA Self Assessable Development complying with the requirements of this interim land use plan for the UDA Self Assessable Development.
- (3) All UDA Assessable Development - Permissible, which is UDA Assessable Development that is identified in column 3A, requires a UDA development application to be lodged with the Urban Land Development Authority (ULDA) for assessment and decision as set out in Part 5 of this interim land use plan. Approval is required for development to be undertaken.
- (4) Identification of development as UDA Assessable Development - Permissible does not mean that a UDA development approval (with or without conditions) will be granted.
- (5) UDA Assessable Development - Permissible that is inconsistent with the Interim Land Use Plan must be refused.
- (6) UDA Assessable Development - Prohibited is UDA Assessable Development that is inconsistent with the interim land use plan. UDA Assessable Development - Prohibited may not be carried out in the Urban Development Area.
- (7) UDA Self Assessable Development can only occur on land the subject to an approved site development plan. All UDA Self Assessable Development must be carried out in accordance with the approved site development plan. UDA Self Assessable Development which is not in accordance with the approved site development plan does not comply with the interim land use plan.

Table 1 - Table of Development

| Column 1 | Column 2 | Column 3 - UDA Assessable Development | |
|-------------------|--|---|---|
| Areas | UDA Self Assessable Development | Column 3A | Column 3B |
| | | Permissible development | Prohibited development |
| Balance Area | Nil | Nil | All development except development mentioned in Schedule 1. |
| Sub - precinct 1a | <p>Where on land subject to an approved Site Development Plan</p> <p>1. Carrying out operational work for:</p> <p>(a) filling or excavation</p> <p>(b) the reconfiguration of a lot</p> <p>2. All aspects of development for:</p> <p>(a) Park</p> | <p>1. Carrying out operational work for:</p> <p>(a) Filling or excavation</p> <p>2. Reconfiguring a lot (with a Site Development Plan)</p> <p>3. Where on land subject to an approved Site Development Plan all aspects of development for:</p> <p>(a) Utility installation</p> | All other development except development mentioned in Column 2, Column 3A and Schedule 1. |
| Sub - precinct 1b | <p>Where on land subject to an approved Site Development Plan</p> <p>1. Making a material change of use for:</p> <p>(a) Home Business where located on ground level not exceeding 100m² of GFA for each use</p> <p>(b) Detached dwelling</p> <p>(c) Multi-unit dwelling</p> <p>2. Carrying out operational work for:</p> <p>(a) filling or excavation</p> <p>(b) the reconfiguration of a lot</p> <p>3. All aspects of development for:</p> <p>(a) Park</p> | <p>1. Carrying out operational work for:</p> <p>(a) Filling or excavation</p> <p>2. Reconfiguring a lot (with a Site Development Plan)</p> <p>3. Where on land subject to an approved Site Development Plan all aspects of development for:</p> <p>(a) Utility installation</p> | All other development except development mentioned in Column 2, Column 3A and Schedule 1. |

| Column 1 | Column 2 | Column 3 - UDA Assessable Development | |
|-------------------|---|--|--|
| Areas | UDA Self Assessable Development | Column 3A | Column 3B |
| | | Permissible development | Prohibited development |
| Sub - precinct 1c | <p>Where on land subject to an approved Site Development Plan</p> <p>1. Making a material change of use for:</p> <p>(a) Home Business where located on ground level not exceeding 100m² of GFA for each use</p> <p>(b) Detached dwelling</p> <p>(c) Multi-unit dwelling</p> <p>2. Carrying out operational work for:</p> <p>(a) filling or excavation</p> <p>(b) the reconfiguration of a lot</p> <p>3. All aspects of development for:</p> <p>(a) Park</p> | <p>1. Where on land subject to an approved Site Development Plan making a material change of use for:</p> <p>(a) Child care facility</p> <p>(b) Community facility</p> <p>(c) Indoor sports and recreation where located on ground level not exceeding 250m² of GFA for each tenancy</p> <p>(d) Office where located on ground level not exceeding 250m² of GFA for each tenancy</p> <p>(e) Restaurant where located on ground level not exceeding 250m² of GFA for each tenancy</p> <p>(f) Shop where located on ground level not exceeding 250m² of GFA for each tenancy</p> <p>2. Carrying out operational work for:</p> <p>(a) Filling or excavation</p> <p>3. Reconfiguring a lot (with a Site Development Plan)</p> <p>4. Where on land subject to an approved Site Development Plan all aspects of development for:</p> <p>(a) Utility installation</p> | <p>All other development except development mentioned in Column 2, Column 3A and Schedule 1.</p> |

Part 5 Development assessment

1. Making an application

- (1) A UDA development application must be made to the ULDA in accordance with Part 4 Division 3 Subdivision 1 of the *Urban Land Development Authority Act 2007*.

2. Notice of application

- (1) Public notice is required for all UDA Assessable Development - Permissible except for the following:
 - (a) carrying out operational work - excavation and filling; and
 - (b) all aspects of development for utility installation.

3. Deciding an application

- (1) Development in the UDA is assessed and decided by the ULDA under the provisions of the *Urban Land Development Authority Act 2007* and this interim land use plan.
- (2) The ULDA must refuse a UDA development application where it is inconsistent with the following:
 - (a) the UDA development principles (Part 2);
 - (b) the intent of the development precinct (Part 3);
 - (c) Table 1 - Table of development (Part 4);
 - (d) the development assessment criteria² (Part 6);
 - (e) the infrastructure contribution requirements (Part 7).

² References sections 1 and 2 of Part 6.

Part 6 Development assessment criteria

1. Introduction

- (1) The development assessment criteria represent one way of complying with the urban development area development principles and the intent of the development precincts.
- (2) The ULDA may consider and accept an alternative development solution to adequately address the development assessment criteria where:
 - (a) the proposed development is a superior outcome; and
 - (b) the proposed development does not prejudice the ability to achieve the Urban Development Area development principles and the intent of the development precinct.

2. Development assessment criteria

(a) Acoustic amenity

- (i) To the extent determined appropriate by the ULDA, a noise-sensitive use i.e. detached and multi-unit dwellings, child care facility and community facility, within 100m of the north south rail line must meet indoor design level noise criteria to achieve average maximum sound level (10 pm - 6 am) not greater than 50dB(A). The noise criteria should be achieved within bedrooms, living areas and noise-sensitive areas of non residential uses.

(b) Affordability

- (i) Where development precincts are intended to include a residential component, applicants will be expected to demonstrate how the proposed development will contribute to housing choice to meet a diversity of needs by demonstrating that a minimum of two-thirds of dwellings will be available at or below the median house price in Brisbane (currently \$388,000, ABS 6416.0)
- (ii) Further, applicants will be expected to demonstrate that a minimum of one fifth of dwellings will be available for purchase or rental to low to moderate income households.
- (iii) Contributions towards affordable housing may be required, in built form or by way of a monetary contribution, where the ULDA deems that the proposed development does not adequately address the urban development area's diversity of housing needs. Such requirements will be enforced through conditions attached to any development approval.

(c) Building height, scale and design

Detached dwelling

- (i) Is consistent with the requirements of an approved Site Development Plan(s).

Multi-unit dwelling

- (ii) Is consistent with the requirements of an approved Site Development Plan(s); and
- (iii) Development will achieve a minimum energy rating of six (6) stars under the Australian National House Energy Rating Scheme (NatHERS). A building services report from an accredited assessor will be required with a UDA development application.

(d) Child care facility

- (i) A child care facility can be located within sub-precinct 1c.
- (ii) To the extent determined appropriate by the ULDA, a child care facility is consistent with the *Child Care Facility Code* as identified in the *Brisbane City Plan 2000*.

(e) Community facility

- (i) A community facility can be located within sub-precinct 1c.
- (ii) To the extent determined appropriate by the ULDA, a community facility is consistent with the *Community Use Code* as identified in the *Brisbane City Plan 2000*.

(f) Filling and excavation

- (i) To the extent determined appropriate by the ULDA, filling and excavation is consistent with the *Fill and Excavation Code* as identified in the *Brisbane City Plan 2000*.

(g) Flood immunity

- (i) The floor level of all new habitable rooms and non-habitable areas (including utility areas, garage, laundry and storage room) is not less than those set out in *Table 2: Flood immunity levels*.

(h) Home Business

- (i) To the extent determined appropriate by the ULDA, undertaking a home business is consistent with the *Home Business Code* as identified in the *Brisbane City Plan 2000*.

(i) Indoor sports and recreation

- (i) An indoor sport and recreation facility can be located within sub-precinct 1c.
- (ii) The appropriate scale, form and function for an indoor sport and recreation facility will be determined by the ULDA through the application process.

(j) Reconfiguring a lot

- (i) To the extent determined appropriate by the ULDA, reconfiguring a lot applications and accompanying Site Development Plan(s) must be consistent with the Concept Plan shown in Figure 3.
- (ii) To the extent determined appropriate by the ULDA, reconfiguring a lot achieves good urban design outcomes by creating:
 - (a) safe, convenient and attractive neighbourhoods;
 - (b) neighbourhoods with high levels of accessibility, legibility, permeability and movement through the incorporation of appropriate mobility paths, building design and layout and is integrated with public transport accessibility, pedestrian, cyclist and visual connectivity.

(k) Site Development Plan(s)

- (i) Any development (except excavation and filling and exempt development listed in Schedule 1) can not occur within Precinct 1 prior to approval of a site development plan. As the Precinct will require reconfiguration prior to other development occurring (or at the same time) each reconfiguring a lot application must be accompanied by a site development plan. The site development plan must be consistent with the Concept Plan shown in Figure 3.
- (ii) Any variation to an approved site development plan will require a subsequent application for reconfiguring of lot which must be accompanied by a new site development plan for the area to be reconfigured.
- (iii) UDA Assessable Development - Permissible must comply with an approved site development plan.
- (iv) UDA Self Assessable Development must comply with an approved site development plan.
- (v) To the extent determined appropriate by the ULDA, site development plan(s) must include at a minimum the following elements:

Land use type and lot layouts

- (vi) Site development plan(s) must show land use type and lot layouts for the following:
 - (a) detached dwellings:
 - 1) setbacks for buildings and structures (including garages) consistent with *Table 3: Setbacks*;
 - 2) zero lot line locations if utilised; and
 - 3) the number of lots and dwelling units;
 - (b) multi unit dwellings:
 - 1) design guidelines and setbacks for building and structures (including garages);
 - 2) the maximum number of dwelling units on a lot;

- (c) a site that is less than the lot size specified in *Table 4: Lot sizes and dimensions*:
 - 1) sufficient detail, such as building floor plans, elevations and construction methods, to show how the development complies with the urban development area principles, intent of the development precinct and the development assessment criteria of the interim land use plan; and
 - 2) preferred access locations, parking and landscaping areas; and
 - 3) the maximum number of lots and, where relevant, the maximum number of dwelling units.

(vii) Site development plan(s) lot layout is to be consistent with *Table 5: Residential Street Network*;

Open Space

(viii) Site development plan(s) will include a minimum of 25% of all public open space³ for Precinct 1 as local parks.

Public transport

- (ix) Site development plan(s) will demonstrate how the development will:
 - (a) allow for on-street bus connections and facilities along the proposed Carselgrove Avenue and Roghan Road connector road consistent with the *Transport Planning and Coordination Regulation 2005*;
 - (b) incorporate pedestrian, and cycle access to public transport stations (bus and rail), stops and across the sites to existing pedestrian and cycle networks consistent with the current best practice in Queensland.

Parking and access

- (x) Site development plan(s) will:
 - (a) for residential uses be consistent with *Table 6: Parking*;
 - (b) for non residential uses be consistent with *Table 12 of the Transport, Access, Parking and Servicing Planning Scheme Policy* as identified in the *Brisbane City Plan 2000*; and
 - (c) detail the preferred access locations.

Site Coverage

(xi) Site development plan(s) will specify that site coverage for each proposed lot does not exceed 70% of the lot.

Stormwater Management

³ Figure 3 states that a minimum of 10% of the gross site area of Precinct 1 will be open space.

- (xii) Site development plan(s) should demonstrate how the development has included best practice water sensitive urban design principles as an integral component of the design.
- (xiii) Stormwater management is consistent with the *Stormwater Management Code* as identified in the *Brisbane City Plan 2000*.

Landscaping

- (xiv) Site development plan(s) should demonstrate:
 - (a) that the development will retain existing trees within the development to the extent practicable;
 - (b) how the waterway corridor and associated ecological values will be maintained;
 - (c) that landscape areas will include at least 50% locally occurring native plants or species and species that provide habitat and food resources for local fauna and incorporates native drought tolerant species where possible;
 - (d) that any plants that are non locally occurring are non invasive and non dispersive; and
 - (e) that landscaping will provide an attractive and safe quality streetscape that provides on-site recreation opportunities and for non-residential development, landscaping should provide a positive visual and amenity contribution to the public realm.

Amenity

- (xv) Site Development Plan(s) to include details on:
 - (a) fencing and retaining wall details;
 - (b) finished levels;
 - (c) acoustic quality;
 - (d) pedestrian and cycle networks; and
 - (e) gateway/entry statements.

(l) Waterway

- (i) Development must not occur within 10m from the centre line of the waterway corridor to maintain:
 - (a) the flood carrying capacity of the waterway corridor;
 - (b) ecological values of the waterway corridor.
- (ii) The waterway corridor should be able to be used for open space and recreational uses to the extent that this does not compromise the other waterway values of the corridor.

3. Development assessment criteria tables

Table 2: Flood immunity levels

| Minimum Ground Level after filling (where permitted) | Habitable Floor Level | Non-habitable Floor Level (i.e. utility areas, garage, laundry and storage) |
|--|-----------------------|---|
| 100 year ARI + 300mm | 100 year ARI + 500mm | 100 year ARI + 300mm |

Table 3: Setbacks - detached dwellings (in metres)

| Width of Frontage (in metres) | | | | | | | | |
|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 10m-12.4m | | 12.5m-13.9m | | 14m-19.9m | | 20m+ | |
| | Ground Floor | Other Floors | Ground Floor | Other Floors | Ground Floor | Other Floors | Ground Floor | Other Floors |
| Front | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 4.5 | 4.5 |
| Side - Build to boundary line | 0 | 1.0 | 0 | 1.0 | 0 | 1.0 | N/A | N/A |
| - Non build to boundary line | 0.75 | 0.9 | 1.0 | 1.0 | 1.0 | 1.5 | 1.2 | 2.0 |
| Rear | 0.9 | 1.0 | 0.9 | 1.0 | 0.9 | 1.0 | 1.0 | 2.0 |
| Corner Lots (Secondary Frontage) | 1.5 | 1.5 | 1.5 | 1.5 | 2.0 | 2.0 | 3.0 (2.0) | 3.0 (2.0) |
| Park - Side of lot | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.5 | 1.5 |
| - Rear of lot | 0.9 | 1.0 | 0.9 | 1.0 | 0.9 | 1.0 | 1.5 | 1.5 |
| Lane - Side of lot | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.5 | 1.5 |
| - Rear of lot | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.5 | 1.5 |

Table 4: Lot sizes and dimensions

| Circumstance | Minimum Area (m ²) | Minimum Frontage (m) | Minimum Width of Access Strip Or Easement (m) | Maximum ratio of average depth to width |
|----------------------|-----------------------------------|-------------------------|--|---|
| Detached dwelling | 250 | 10 | 4.5 | 3.2 |
| Multi-unit dwellings | 300 ⁽¹⁾ | 15 | 4.5 | 3.2 |
| Non-Residential Uses | 600 | 14 | 4.5 | 4.1 |

Note (1): A minimum dwelling unit lot size (freehold or community title) of 150m².

Table 5: Residential Street Network

| Aspect | Street Type | | | |
|--------------------------------------|-------------------------------|-------------------------------|------------------|----------------------|
| | Second Frontage Street | Access Place or Access Street | Collector Street | Bus Collector Street |
| Traffic Catchment (Max. No. of lots) | 40 | 75 | 300 | 300 |
| Direct Access to lot | yes | yes | yes | yes |
| Min. Reserve Width (metres) (2) | 14.5 | 14.5 | 16.5 | 19 |
| Min. Carriageway Width (metres) (2) | 7.5 | 7.5 | 7.5 | 10.0 |
| Min. Verge Width (metres) (2) | 3.5 2.5 adjacent to a park | 3.5 2.5 adjacent to a park | 4.5 | 4.5 |
| Footpath | No | No | One side | Both sides |

Notes:

- (i) For other aspects of the street network principles not covered in Table 5, Queensland Streets and the *Transport, Access, Parking and Servicing Code* of the *Brisbane City Plan 2000* apply;
- (ii) A reduction in road reserve width to 12.5m and a reduction in pavement width to 5.5m may be considered where traffic generation and demand for on street parking is minimal. Rear lane lots may be serviced by a 6m road reserve and pavement width;
- (iii) A footpath may be required for a secondary street frontage where it would provide a logical connection between pedestrian networks, in accordance with Part 6, Section 2, J,(ii)(b).

Table 6: Parking

| Type of accommodation | Min No of Parking Spaces per unit |
|---|-----------------------------------|
| Multi-unit dwelling - 1 Bed/1 Bathroom | None |
| Multi-unit dwelling - 2 Bed/1 Bathroom | 1 |
| Multi-unit dwelling - 2 Bed or more/ 2 Bathroom or more | 2 |
| All other dwellings | 2 |

Notes:

- (i) Spaces may be provided in tandem;
- (ii) It is a requirement of attached and detached dwellings that at least one parking space be provided in the form of a garage.

Part 7 Infrastructure Contributions

1. Introduction

- (1) Under the *Urban Land Development Authority Act 2007*, the ULDA may impose conditions relating to the provision of infrastructure, the payment of infrastructure contributions or the surrendering of land for infrastructure.

2. Infrastructure requirements

- (1) Under this interim land use plan, infrastructure contributions within the urban development area will be required and enforced through conditions attached to any UDA development approvals.
- (2) As a part of the preparation of the permanent development scheme for the urban development area, the ULDA will prepare an infrastructure contribution policy. Until that time, by negotiation with the ULDA, development approved under this interim land use plan will be required to contribute towards essential infrastructure elements which will include (but not be limited to) the delivery of:
 - (a) public passenger transport infrastructure
 - (b) streetscape improvements
 - (c) new roads and improvements to existing roads
 - (d) bicycle and pedestrian paths
 - (e) water supply infrastructure
 - (f) sewerage drainage infrastructure
 - (g) stormwater drainage infrastructure
 - (h) community facilities and public recreation land
- (3) Contribution towards infrastructure may be in kind or by way of monetary contributions as considered appropriate by the ULDA.

Schedule 1

UDA EXEMPT DEVELOPMENT

Development exempt from assessment against the Interim Land Use Plan.

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| Building work |
| Minor building work or minor demolition work as identified as exempt development in the <i>Brisbane City Plan 2000</i> . Building work associated with construction of, addition to or maintenance of a single house on a lot or house related elements (in association with a house) such as pool, garage or tennis court that comply with all self assessable acceptable solutions of the relevant codes of the <i>Brisbane City Plan 2000</i> , i.e. House Code and Residential Design - Small Lot Code. |
| 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. |
| Reconfiguring a lot |
| Reconfiguring a lot under the <i>Land Title Act 1994</i> , where the plan of subdivision necessary for the reconfiguration - <ul style="list-style-type: none">a. is a building format plan of subdivision that does not subdivide land on or below the surface of the land; orb. is for the amalgamation of two or more lots; orc. is 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; ord. is 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; ore. is 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">i. a constructing authority, as defined under that Act, for a purpose set out in paragraph (a) of the schedule to that Act; orii. an authorised electricity entity; orf. is 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; org. is for the <i>Transport Infrastructure Act 1994</i>, section 240; orh. is in relation to the acquisition of land for a water infrastructure facility. |
| Subdivision involving road widening and truncations required as a condition of UDA development approval |
| Operational work |

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| Clearing of vegetation other than marine plants |
| 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. |
| Erecting no more than one satellite dish on a premises, where the satellite dish has no dimension greater than 1.2 metres. |
| Filling or excavation where: <ul style="list-style-type: none"> a. to a depth of one vertical metre or less from ground level on land that is not subject to the 100 year ARI event, in the waterway corridor identified on Figure 3 or where the site is not listed on the Contaminated Land Register or Environmental Management Register; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> b. top dressing to a depth of less than 100 vertical millimetres from ground level on land that is not subject to the 100 year ARI event or in the waterway corridor identified on Figure 3. |
| All aspects of development |
| Development a person is directed to carry out under a notice, order or direction made under a State law. |
| Development including maintenance that is incidental to and necessarily associated with a Park or on land currently controlled by the Queensland University of Technology. |
| Development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for: <ul style="list-style-type: none"> a. development of any description at or below the surface of the ground; or 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; or 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 not consistent with (d); or d. any new Energex Zone substation (that supplies 11kV powerlines only) where it: <ul style="list-style-type: none"> i. ensures that there is appropriate capacity and reliability of supply for the area; ii. is not located on land within a residential area or adjacent to a noise sensitive place (excluding parks); iii. contains no more than two transformers; iv. is designed to (as much as is practical) blend in with the locality; v. has landscaping along boundaries to provide a partial visual screen for the facility; and vi. is accessible for plant and equipment replacements and at all times in emergency situations; e. the installation or erection of new electrical distribution works on land on which |

such a line has already been erected and on land which is identified as a future line on Plan No. A3-H-136322-01 - Powerlink Electricity Network and Energex Drawing No. 7775 - Fitzgibbon - 21-Apr-2008; or

- 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; or
- g. 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.

This exemption does not apply for a utility installation, where it involves:

- a. the erection of new buildings (except those specifically referred to above); or
- b. power generation plant where burning 100kg or more of fuel an hour; or
- c. reconstruction or alteration of existing buildings that would materially affect their design or external appearance (except those specifically referred to above); or
- d. 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:

- a. Activities undertaken for road construction; or
- b. Traffic signs and controls; or
- c. Depots; or
- d. Road access works; or
- e. Road construction site buildings; or
- f. Drainage works; or
- g. Ventilation facilities, including exhaust fans and outlets; or
- h. Rest area facilities and landscaping; or
- i. Parking areas; or
- j. Public passenger transport infrastructure; or
- k. Control buildings; or
- l. Toll plazas; or
- m. Rail transport infrastructure.

Development of any display dwellings, temporary buildings or estates sales office for a period of no more that 4 years.

Schedule 2

Definitions

Affordable housing refers to housing which can be reasonably afforded by low to moderate income households. This includes housing aimed at the first home buyer

Balance area refers to land in the Urban Development Area not included within a precinct

Building work is as defined in the *Urban Land Development Authority Act 2007*

Busway is as defined within the *Transport Planning and Coordination Act 1994*

Child care facilities is as defined in the *Brisbane City Plan 2000*

Community facilities is as defined in the *Brisbane City Plan 2000*

Concept Plan a plan showing generally the form, type and density of future development

Detached dwelling means any building comprising a self-contained unit used or intended for the exclusive use of premises principally for residential occupation by a domestic group or individual/s that may include a secondary dwelling

Display dwelling is as defined in the *Brisbane City Plan 2000*

Development is as defined in the *Urban Land Development Authority Act 2007*

Development scheme is as defined in the *Urban Land Development Authority Act 2007*

Estate sales office is as defined in the *Brisbane City Plan 2000*

Filling or excavation is as defined in the *Brisbane City Plan 2000*

Gross Floor Area is as defined in the *Brisbane City Plan 2000*

GFA means Gross Floor Area

Gross hectare basis means the total area of a sub-precinct

Gross site area means the total area of the development precinct

Habitable Room is as defined in the *Building Code of Australia 1996*

Home Business is as defined in the *Brisbane City Plan 2000*

Indoor sport and recreation is as defined in the *Brisbane City Plan 2000*

Interim land use plan is as defined in the *Urban Land Development Authority Act 2007*

Master developer means the entity responsible for the preparation and implementation of development identified in the Concept Plan, currently the Urban Land Development Authority. The Urban Land Development Authority may assign the rights of Master Developer to an alternative party at its discretion

Minor building work is as defined in the *Brisbane City Plan 2000*

Minor demolition work is as defined in the *Brisbane City Plan 2000*

Multi-unit dwelling is as defined in the *Brisbane City Plan 2000*

Office is as defined in the *Brisbane City Plan 2000*

Operational work is as defined in the *Urban Land Development Authority Act 2007*

Park is as defined in the *Brisbane City Plan 2000*

Public passenger transport infrastructure is as defined within the *Transport Planning and Coordination Act 1994*

Rail transport infrastructure is as defined within the *Transport Infrastructure Act 1994*

Reconfiguring a lot is as defined in the *Urban Land Development Authority Act 2007*

Restaurant is as defined in the *Brisbane City Plan 2000*

Road is as defined in the *Urban Land Development Authority Act 2007*

Shop is as defined in the *Brisbane City Plan 2000*

Site Development Plan is a plan that accompanies a reconfiguring a lot application lodged by a Master Developer and details land use, lot layout, the form and density of development, landscape intent and building control requirements

Urban Development Area is as defined in the *Urban Land Development Authority Act 2007*

UDA Assessable Development means UDA Assessable Development - Permissible and UDA Assessable Development - Prohibited

UDA Exempt Development means development that is exempt from assessment

UDA Self Assessable Development means development that is self assessable against the Interim Land Use Plan

ULDA refers to the Urban Land Development Authority

Utility installation is as defined in the *Brisbane City Plan 2000*

Water sensitive urban design is as defined by South East Queensland Healthy Waterways in their WSUD Technical Design Guidelines & Factsheets

Works (for a Transmission or Distribution Entity) is defined in the *Electricity Act 1994*