

Precinct 2

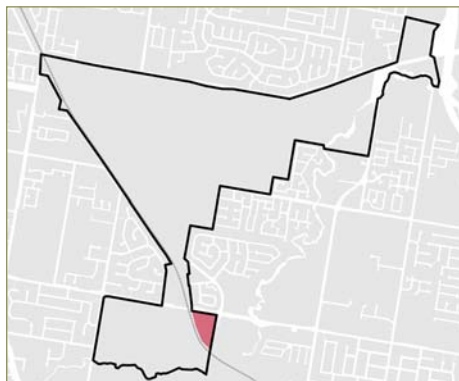


Figure 3: Precinct 2 locality plan

Precinct intent

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

Precinct outcomes

- Development occurs in accordance with Map 8.
- Development considers the proposed Northern Busway corridor²⁷ and Beams Road Railway overpass²⁸.

²⁷ Details of land requirements for the proposed busway to be determined in conjunction with Department of Transport and Main Roads.

²⁸ Details of land requirements for the Beams Road Overpass to be determined in conjunction with Brisbane City Council and Department of Transport and Main Roads.

Map 8: Precinct 2



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- Direct, safe and efficient public access is available to the future pedestrian/cyclist path to be provided within the proposed northern busway.
- Development directly adjacent to, and within 10 metres of the boundary of the existing Golden Downs Relocatable Home Park shall be no greater than 3 storeys.
- A minimum of 5% of dwellings are available for purchase at or below the median house price in Brisbane.
- A minimum of 5% of dwellings are available for purchase or rental to low to moderate income households.
- Retail uses in the mixed use zone are limited to 500sqm gross floor area.
- Development in the residential zone must provide at least 25% of the site as common property or other open space exclusive of public access streets and pedestrian/cyclist links and areas required for utility infrastructure²⁹. The open space provided is of adequate size and shape to meet the needs of the development and should generally be located in no more than two discrete areas that are generally square in shape.
- Development is flood free and results in no worsening of flood levels in other areas³⁰.

³⁰ Development within this precinct is flood free in accordance with the ULDA guideline addressing the protection of development from flood and storm tide inundation and meets standards set out in the Brisbane City Council Subdivision and Development Guidelines. Development also demonstrates no off site impacts in accordance with the Fitzgibbon UDA Flood and Stormwater Management Report and Carseldine Urban Village Flooding and Stormwater Management Plan.

²⁹ Refer to *Body Corporate and Community Management Act 1997*.

Precinct 2: Level of assessment table

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development		
		Column 3A Permissible development	Column 3B Prohibited development	
<p>All development specified in Schedule 1.</p> <p>In all zones material change of use for:</p> <ul style="list-style-type: none"> park. <p>In the mixed use zone, material change of use for:</p> <ul style="list-style-type: none"> sales office and display home home based business. <p>Operational work in accordance with the agreed standards as stated in a UDA development approval.</p>	<p>Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>Material change of use where not involving building work and complying with the applicable car parking ratios.</p>	<p>All other development not specified in Column 1, Column 2 or Column 3B.</p>	<p>In the residential zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses (except for home based business and sales office and display home) industrial uses retail uses rural uses service, community and other uses (except for child care centre, community facility and environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses. <p>In the mixed use zone, material change of use for:</p> <ul style="list-style-type: none"> industrial uses (except for service industry) retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market, shopping centre and shop) rural uses service, community and other uses (except for car park, child care centre, community facility and environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses. 	<p>In the special purpose (transport corridor) zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses industrial uses residential uses retail uses rural uses service, community and other uses (except for environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses.

Precinct 3

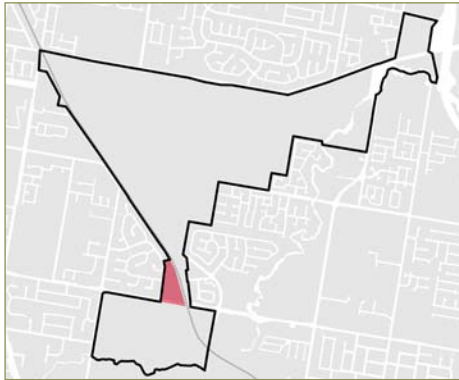


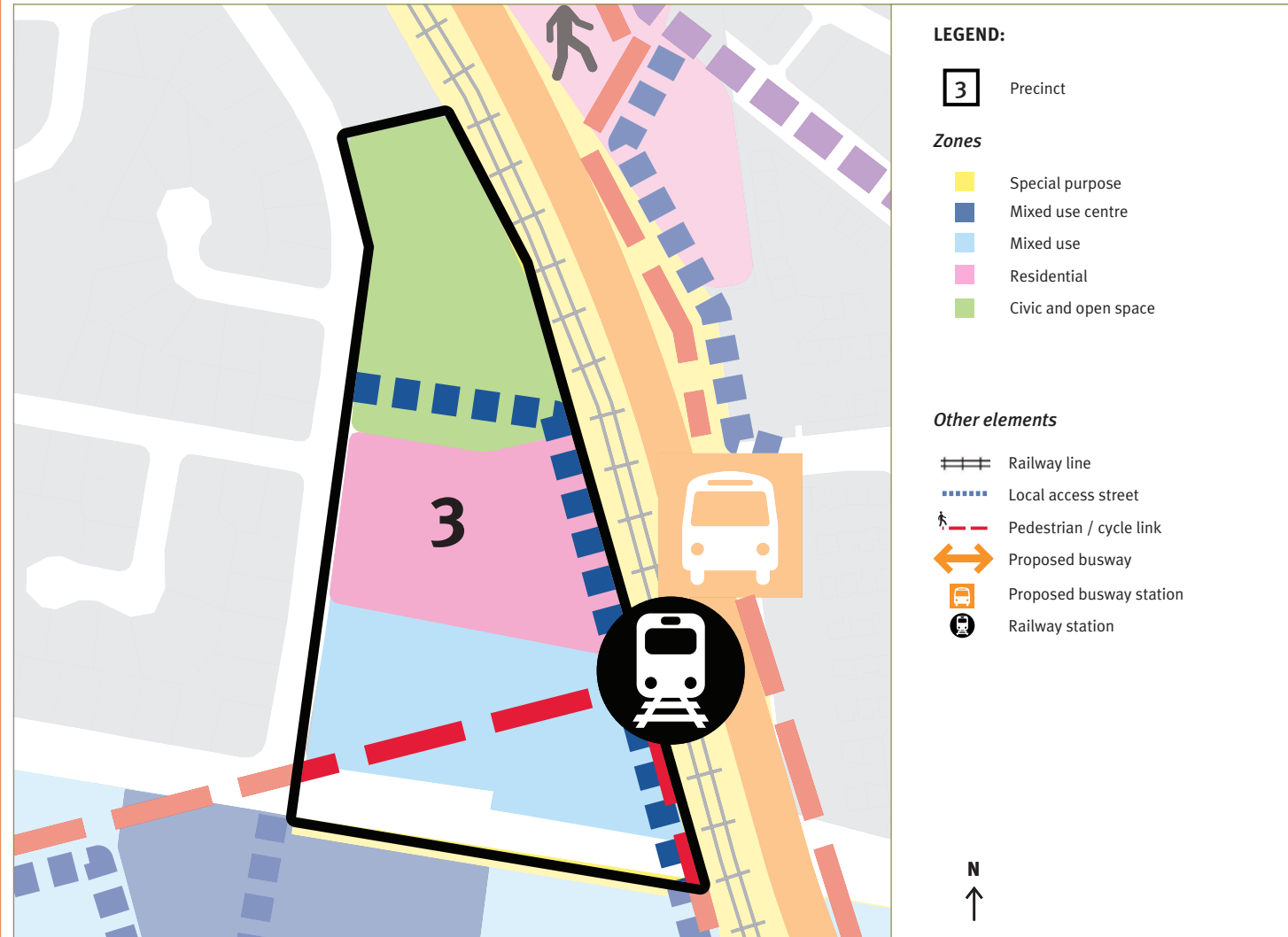
Figure 4: Precinct 3 locality plan

Precinct intent

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

A key principle in the development of the precinct is the provision of safe and convenient access between the railway station and proposed busway station to the Urban Village Main Street to the south via the Beams Road and Balcara Avenue intersection and new main street into Precinct 1 and under the Railway Overpass in future.

Map 9: Precinct 3



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Precinct outcomes

- Development occurs in accordance with Map 9.
- A new public street located generally as depicted in Map 9, is provided for local access and general access to and from the railway station. This street is intended to pass under the future Beams Road railway overpass providing a new connection to the urban village to the south.
- Direct, safe and secure 24 hour per day public access is provided generally as depicted in Map 9 from the junction of Balcara Avenue and Beams Road to the main entry of the Carseldine Railway Station.
- Development in the mixed use zone provides a mix of retail, commercial and residential uses, with a variety and mix of affordable and sustainable multi-unit dwellings and mixed used development accessed via street upgrading off Balcara Avenue.
- The gross floor area of retail uses is limited to 2,500sqm. The retail component of any redevelopment of the existing shopping centre on Lot 1-18 Building Unit Plan 7414 is limited to the existing gross floor area.
- Development in the residential zone comprises a variety and mix of affordable and sustainable multi-unit dwellings accessed via the new street connection and/or Balcara Avenue.
- A minimum of 5% of dwellings are available for purchase at or below the median house price in Brisbane.
- A minimum of 5% of dwellings are available for purchase or rental to low to moderate income households.
- Any development within 10 metres of the Balcara Avenue boundary is no greater than 3 storeys in height.
- Development is flood free and results in no worsening of flood levels in other areas³¹.
- The immediate railway station environment provides for bus/rail interchange, kiss and ride, taxis, disabled parking and an area of commuter parking.

³¹ Development within this precinct is flood free in accordance with the ULDA guideline addressing the protection of development from flood and storm tide inundation and meets standards set out in the Brisbane City Council Subdivision and Development Guidelines. Development also demonstrates no off site impacts in accordance with the Fitzgibbon UDA Flood and Stormwater Management Report.

Precinct 3: Level of assessment table

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified in Schedule 1.</p> <p>In all zones material change of use for:</p> <ul style="list-style-type: none"> park. <p>In the residential zone and mixed use zone, material change of use for:</p> <ul style="list-style-type: none"> sales office and display home home based business. <p>Operational work in accordance with the agreed standards as stated in a UDA development approval.</p>	<p>Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>Material change of use where not involving building work and complying with applicable car parking ratios.</p>	<p>All other development not specified in Column 1, Column 2 or Column 3B.</p>	<p>In the residential zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses (except for home based business and sales office and display home) industrial uses retail uses rural uses service, community and other uses (except for child care centre, community facility and environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses. <p>In the civic and open space zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses residential uses industrial uses retail uses rural uses service, community and other uses (except for environmentally relevant activities) sport, recreation and entertainment uses (except for car park and park) tourism uses.
			<p>In the mixed use zone, material change of use for:</p> <ul style="list-style-type: none"> industrial uses (except for service industry) retail uses (except for food premises, market, shop and shopping centre) rural uses service, community and other uses (except for car park, child care centre, community facility, and environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses.

Precinct 4

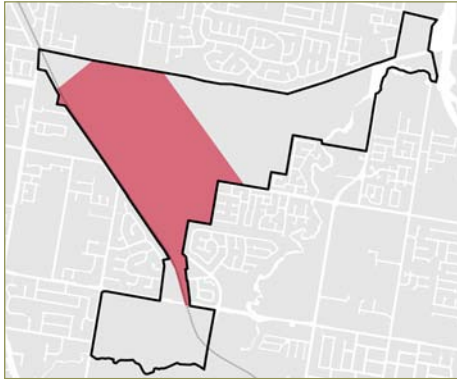


Figure 5: Precinct 4 locality plan

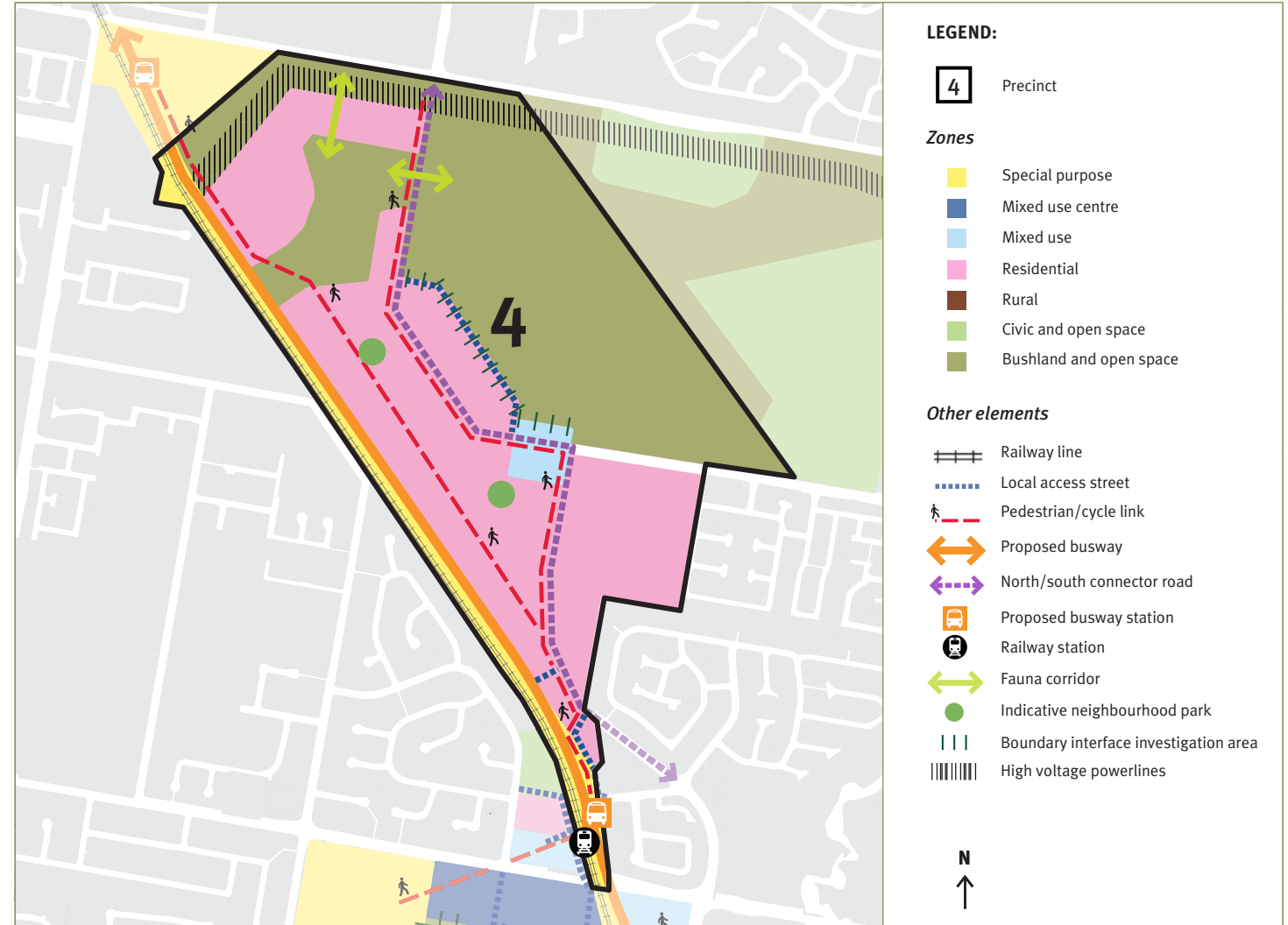
*Precinct intent***Residential and bushland focus**

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

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

The bushland provides an open space setting and amenity for the emerging new suburban

Map 10: Precinct 4



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and urban communities in the Fitzgibbon UDA.

Neighbourhood centre

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

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

Bushland and open space

The precinct comprises substantial areas of bushland and open space, including areas of significant environmental value, and a corridor including power lines which traverse the precinct in an east/west direction in the

north. An important feature of the precinct is the retention of a north/south squirrel glider and other fauna corridor across major roads within the precinct and outside the UDA.

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

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

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

Transport

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

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

A local access street extension of Lavender Place will provide an important vehicle and pedestrian/cyclist link between the north/south connector road and the railway and proposed busway stations. The extension of Lavender Place will

provide for bus access and set down areas and at least one at-grade pedestrian crossing to provide a direct and legible link to the station.

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

Figure 6: North/south connector road³²



³² Subject to detailed design.

*Precinct outcomes***General**

- Development occurs in accordance with Map 10.
- Development adjoining the north/south connector road can accommodate home based business and 'live-work' opportunities serviced by a rear lane.
- A centralised neighbourhood park is provided to meet the anticipated local open space requirements of each neighbourhood community in the precinct.
- A safe, direct and comfortable pedestrian route is provided through the precinct generally as depicted in Map 10.
- An east/west public street is provided between the north/south connector road and the proposed busway corridor. This public street accommodates safe and efficient movement of buses and enables vehicular access points to adjoining development sites.
- In the residential area north of Roghan Road and east of the north south corridor, a public street is provided along the full extent of the interface between residential and bushland areas to provide access for bush fire and other emergency vehicles, and to provide a clear edge between residential development and bushland areas.
- A neighbourhood centre, including community facilities located adjacent to the bushland areas and some 'shop-top' housing is provided.
- The neighbourhood centre includes innovative, sustainable and affordable housing.
- Development that supports the primary residential uses, such as child care is developed as need or demand warrants.
- Sufficient land is set aside to accommodate the proposed northern busway corridor³³.
- Development is located away from the existing high voltage power lines in accordance with energy supplier standards, including buildings located at least 10 metres from the energy easement boundary.
- A minimum of two thirds of dwellings are available for purchase at or below the median house price in Brisbane.
- A minimum of one fifth of dwellings are available for purchase or rental to low to moderate income households.
- Building heights and densities are limited to that shown in Map 5 and Map 6.

Bushland and open space

- Bushland and open space corridors and habitat have a strong connection with existing corridors and habitat beyond the UDA, and are maintained across streets and roads within the precinct³⁴.

³³ Details of land requirements for the proposed busway to be determined in conjunction with Department of Transport and Main Roads.

³⁴ Development in the boundary interface investigation area will determine the precise extent of development in accordance with the criteria of the Fitzgibbon Bushland Management Plan.

- A north/south squirrel glider and other fauna movement corridor is provided in the north of the precinct. The fauna movement corridor is a minimum of 30m wide and contains infrastructure to assist fauna movements to link to future fauna movement infrastructure. The corridor is replanted with squirrel glider habitat species³⁵.
- An east/west squirrel glider and other fauna movement corridor is provided across the north/south connector road. The corridor is a minimum of 50m wide and links the two bushland areas either side of the north/south connector road²⁰.
- The north/south connector road is designed to minimise impacts upon significant vegetation including habitat trees, hydrology and wetlands²⁰.
- In the north west of the precinct, a bushland and open space area of no less than 8.1 ha is maintained west of the north/south connector road for stormwater management. The stormwater management measures have minimal impact upon the area's environmental values²⁰.
- In the south west of the precinct, the stormwater management function of the channel between the rail line and existing development to the east is maintained and the environmental values retained, rehabilitated and/or landscaped within at least 10 metres from the centre of the channel²⁰.

³⁵ The Fitzgibbon Bushland Management Plan contains details of these requirements.

Neighbourhood centre**– mixed use zone**

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

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

Jacaranda Gardens vicinity

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

Precinct 4: Level of assessment table

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development		
		Column 3A Permissible development	Column 3B Prohibited development	
<p>All development specified in Schedule 1.</p> <p>In all zones (except for bushland and open space zone) material change of use for:</p> <ul style="list-style-type: none"> park. <p>In the residential zone and mixed use zone, material change of use for:</p> <ul style="list-style-type: none"> sales office and display home home based business. <p>Operational work in accordance with the agreed standards as stated in a UDA development approval.</p>	<p>Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>In the residential zone material change of use for:</p> <ul style="list-style-type: none"> house. <p>Material change of use where not involving building work and complying with applicable car parking ratios.</p>	<p>All other development not specified in Column 1, Column 2 or Column 3B.</p>	<p>In the residential zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses (except for home based business, office and sales office and display home) industrial uses (except for service industry) retail uses rural uses service, community and other uses (except for child care centre, community facility and environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses. <p>In the mixed use zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses (except for home based business, medical centre, office and sales office and display home) industrial uses (except for service industry) retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market, shopping centre and shop) rural uses service, community and other uses (except for car park, child care centre, community facility and environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses. 	<p>In the bushland and open space zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses residential uses industrial uses retail uses rural uses service, community and other uses (except for environmentally relevant activities and utility installation) sport, recreation and entertainment uses (except for park) tourism uses. <p>In the special purpose (transport corridor) zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses residential uses industrial uses retail uses rural uses service, community and other uses (except for environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses.

Precinct 5

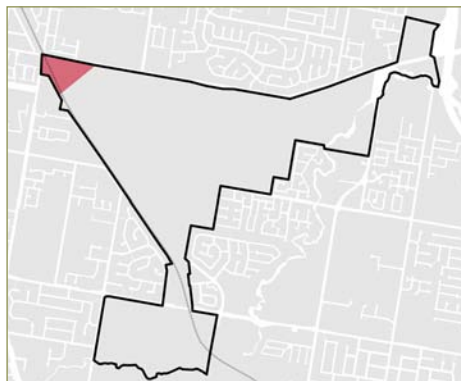
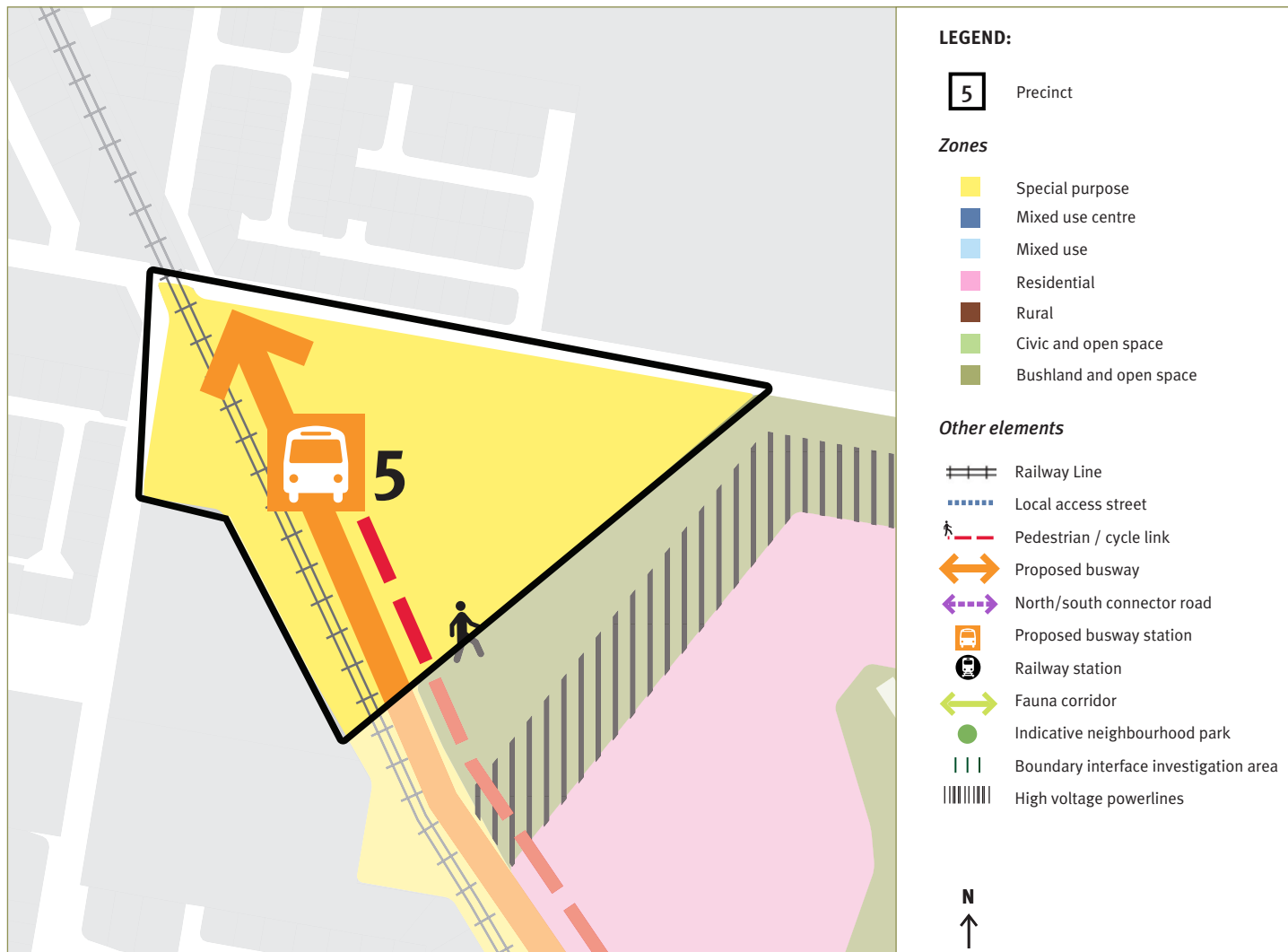


Figure 7: Precinct 5 locality plan

Precinct intent

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

Map 11: Precinct 5



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Map is intended for illustration purposes only and unless stated is not to scale.

Precinct outcomes

- Development occurs in accordance with Map 11.
- The precinct is developed with public transport infrastructure and related mixed use development to suit local demands.
- Sufficient land is set aside for the proposed northern busway corridor³⁶.

³⁶ Details of land requirements for the proposed busway to be determined in conjunction with Department of Transport and Main Roads.

Precinct 5: Level of assessment table

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified in Schedule 1.</p> <p>In all zones material change of use for:</p> <ul style="list-style-type: none"> park. <p>Operational work in accordance with the agreed standards as stated in a UDA development approval.</p>	<p>Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>Material change of use where not involving building work and complying with applicable car parking ratios.</p>	<p>All other development not specified in Column 1, Column 2 or Column 3B.</p>	<p>In the special purpose (transport corridor and mixed use) zone, material change of use for:</p> <ul style="list-style-type: none"> residential uses (except for multiple residential and other residential) industrial uses (except for service industry) retail uses (except for fast food premises, food premises, garden centre, hardware and trade supplies, market, service station and shop) rural uses service, community and other uses (except for child care centre, community facility, emergency services and environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses (except for visitor accommodation).

Precinct 6

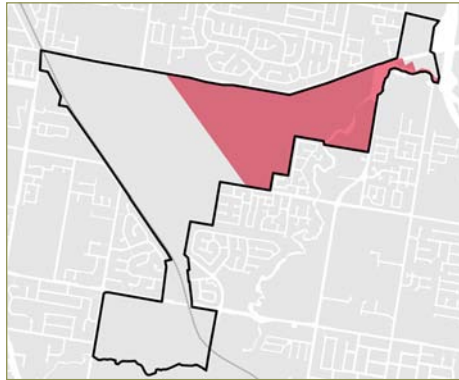
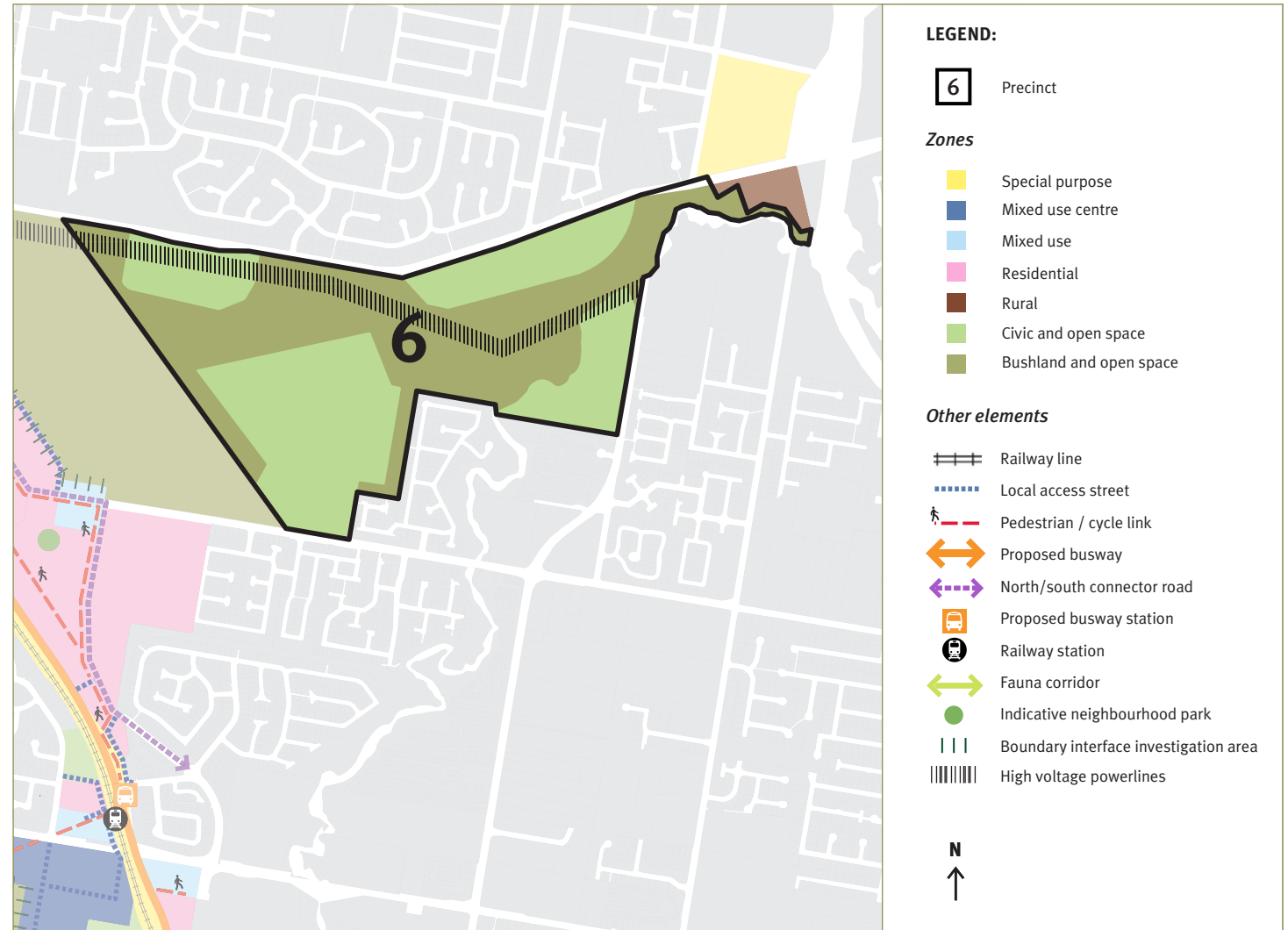


Figure 8: Precinct 6 locality plan

Precinct intent

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

Map 12: Precinct 6



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

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

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

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

Precinct outcomes

Bushland and open space

- Development within the bushland and open space zone will be limited to enhancement and rehabilitation of environmental values and construction of water sensitive urban design features, stormwater management features, maintenance of drainage lines and for pedestrian/cycleways and other park

facilities where such development minimises impacts upon the area's environmental values.

- Bushland and open space corridors and habitat have a strong connection with existing fauna corridors and habitat beyond the UDA, and are maintained across streets and roads within the precinct.
- Cabbage Tree Creek is maintained and, where necessary, rehabilitated as one of the major pedestrian and cycleways throughout the precinct.

Sporting, recreational and other open space

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

Precinct 6: Level of assessment table

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development		
		Column 3A Permissible development	Column 3B Prohibited development	
<p>All development specified in Schedule 1.</p> <p>Material change of use for:</p> <ul style="list-style-type: none"> park sport, recreation and entertainment uses. <p>Operational work in accordance with the agreed standards as stated in a UDA development approval.</p>	<p>Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p>	<p>All other development not specified in Column 1, Column 2 or Column 3B.</p>	<p>In the bushland and open space zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses residential uses industrial uses retail uses rural uses service, community and other uses (except for community facility and environmentally relevant activities) tourism uses. 	<p>In the civic and open space zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses residential uses industrial uses retail uses rural uses service, community and other uses (except for community facility and environmentally relevant activities) tourism uses.

Precinct 7

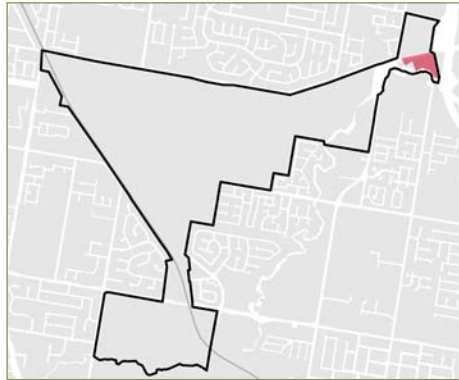


Figure 9: Precinct 7 locality plan

Precinct intent

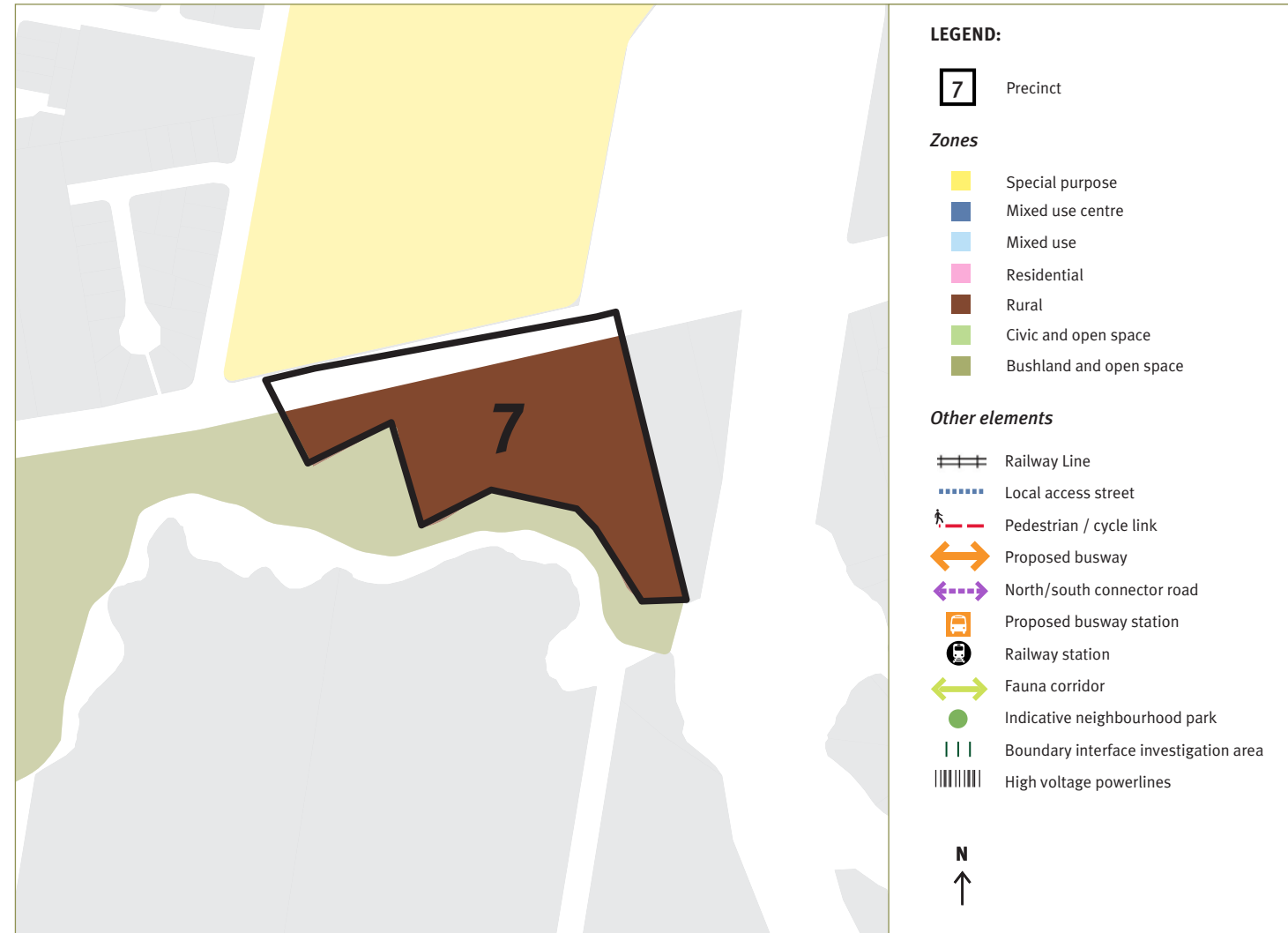
This precinct is located in the far north east of the Fitzgibbon UDA. It is bounded by Depot Road to the north, the Gateway Arterial to the east and bushland and open space areas to the south and west. The precinct currently incorporates a range of uses including a service station and dwellings in a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

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

Precinct outcomes

- The rural uses in the precinct are retained.

Map 13: Precinct 7



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Precinct 7: Level of assessment table

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified in Schedule 1.</p> <p>Material change of use for:</p> <ul style="list-style-type: none"> park. <p>Operational work in accordance with the agreed standards as stated in a UDA development approval.</p>	<p>Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p> <p>In the rural zone, material change of use for:</p> <ul style="list-style-type: none"> house agriculture home based business. 	<p>All other development not specified in Column 1, Column 2 or Column 3B.</p>	<p>In the rural zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses (except for home based business) industrial uses residential uses (except for house) retail uses rural uses (except for agriculture) service, community and other uses (except for environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses.

Precinct 8

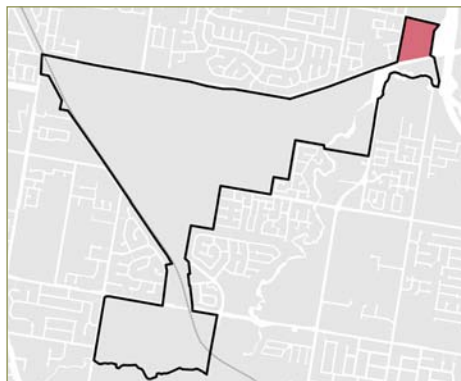


Figure 10: Precinct 8 locality plan

Precinct intent

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

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

Precinct outcomes

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

Map 14: Precinct 8



Produced by the Urban Land Development Authority (ULDA) 2009
Map is intended for illustration purposes only and unless stated is not to scale.

Precinct 8: Level of assessment table

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 – UDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
<p>All development specified in Schedule 1.</p> <p>Material change of use for:</p> <ul style="list-style-type: none"> park. <p>Operational work in accordance with the agreed standards as stated in a UDA development approval.</p>	<p>Material change of use for an environmentally relevant activity for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p>	<p>All other development not specified in Column 1, Column 2 or Column 3B.</p>	<p>In the special purpose (environmental protection agency hydraulics laboratory) zone, material change of use for:</p> <ul style="list-style-type: none"> commercial uses industrial uses retail uses residential uses rural uses service, community and other uses (except for environmentally relevant activities) sport, recreation and entertainment uses (except for park) tourism uses.