

## Part 1: Context

### 3.1 Purpose of the land use plan

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

Figure 1 details the components of the Land Use Plan and explains their relationship to each other.

### 3.2 Development assessment procedures

#### 3.2.1 Land use plan outcomes

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

- (i) the broad statements of planning intent for the UDA specified in the vision
- (ii) the requirements about the carrying out of development for the UDA.

#### 3.2.2 UDA vision

The vision for the UDA specifies broad outcomes which:

- (i) seek to achieve for the UDA the purposes of the Act
- (ii) are the basis for the requirements about the carrying out of development for the UDA.

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

#### 3.2.3 Development requirements

The development requirements are comprised of:

- (i) maps that indicate the future development of the following:
  - ▶ the whole UDA
  - ▶ designated parts of the UDA (precinct)
  - ▶ designated parts of precincts (sub-precinct)
- (ii) criteria for the whole UDA (UDA-wide criteria)
- (iii) zones, statements of intent and outcomes, for each precinct and sub-precinct
- (iv) tables specifying the level of assessment for development for each precinct (level of assessment table).

#### 3.2.4 Levels of assessment

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

- (i) column 1, UDA exempt development
- (ii) column 2, UDA self assessable development (self assessable development)

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



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

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

### 3.2.5 Development consistent with the land use plan

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

**Permissible development** is consistent with the land use plan where:

- (i) the development complies with the requirements about the carrying out of development for the UDA, or
- (ii) the development does not comply with the requirements about the carrying out of development for the UDA but:
  - the development does not conflict with the structure plan or otherwise compromise the vision for the UDA
  - there are sufficient grounds to approve the development despite the non compliance with the UDA development requirements.

Otherwise permissible development is inconsistent with the land use plan and must be refused.

Identification of development as permissible development does not mean that a UDA development approval (with or without

conditions) will be granted.

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

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

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

- superior design outcomes or
- overwhelming community need

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

### 3.2.6 Sub-precinct development requirements

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

In respect of the first permissible development that requires a sub-precinct

plan, a UDA development application relating to all land in the sub-precinct and a sub-precinct plan must be made.

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

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

- (i) additional requirements for development in the sub-precinct
- (ii) such other matters specified in a guideline issued by the ULDA.

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

### 3.2.7 Consideration in principle

The ULDA may accept an application for consideration in principle of a proposed UDA development application (application for consideration in principle).

The ULDA will consider the application for consideration in principle and may decide the following:

- (i) whether it supports the application, with or without qualifications that may amend the application
- (ii) whether it opposes the application
- (iii) whether it cannot accept the proposal until a detailed assessment is made and those details should be the subject of a UDA development application, or

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

The ULDA when considering a UDA development application:

- (i) is not bound by any decision made for an application for consideration in principle
- (ii) may give such weight as it considers appropriate to the decision in respect of the application for consideration in principle.

### 3.2.8 Land not included in a zone

This section applies to land which is not shown in the land use plan as being included in a zone.

Where the unallocated land is adjoined by land included in the same zone, the unallocated land is deemed to be included in that zone.

Where the unallocated land is adjoined by land included in different zones, the unallocated land is deemed to be included in those zones with the centreline of the unallocated land being the boundary between the zones.

### 3.2.9 Notification requirements

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

- (i) is accompanied by a sub-precinct plan, or
- (ii) is for a use, or of a size or type which, in the opinion of the ULDA, warrants public notification.

### 3.2.10 Relationship with local government planning scheme and IPA

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

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

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

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

### 3.2.11 Development agreement

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

- the amount, timing and bonding of monetary contributions
- the arrangements for providing a bank guarantee securing payment of the monetary contribution
- credit for the provision of works or product in lieu of payment

- any other matter that the ULDA deems appropriate in the achievement of the Act's purpose.

## 3.3 UDA zones

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

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

### Mixed use category

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

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

### Residential category

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

For the purposes for the development

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

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

### Bushland and open space category

The **Bushland and Open Space Zone** encompasses the area's significant environmental values, landscape values,

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

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

### Special purpose category

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

### Rural category

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

## Part 2: UDA-wide Criteria

### 3.4 Purpose of UDA-wide criteria

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

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

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

The Fitzgibbon UDA-wide criteria cover the following topics:

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

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

### 3.5 Affordable and universal housing

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

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

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

<sup>1</sup> Refer to ULDA Affordable Housing Strategy.

### 3.6 Placemaking, urban design and sustainability

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

#### Sustainability

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

#### Sub-tropical

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

#### Smart

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

#### Style

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

contrasts of:

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

#### Scale

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

### 3.7 Bushland/open space planning and design

#### Bushland

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

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

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

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

#### Multi-functional role of open space

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

- a range of recreation settings, corridors for community paths, and attractive urban environment settings and focal points
- adequate sporting and recreational facilities to meet the needs of the local and nearby communities
- accessibility to users in conjunction with existing sporting and recreation facilities
- acknowledgement of the opportunities and constraints presented by the physical characteristics of the land when considering the proposed use, landscaping and facilities
- opportunities for the incorporation of natural elements (existing trees, rocks, streams, creeks), sites of natural or

cultural value, and linkage of habitats and wildlife corridors

- public safety and amenity of adjoining land users in the design of facilities and associated engineering works
- opportunities for regional or district open space to meet neighbourhood open space requirements
- a clear relationship between public open space and adjoining land uses established by appropriate treatment including alignment, fencing, landscaping, and addressing issues of security and surveillance
- avoidance of solid fencing along open space areas for security, surveillance, aesthetic and maintenance reasons
- landscaping that contributes to the bushland character and to flora and fauna habitat and fauna movement. In particular street trees should be selected from species native and/or endemic to the Fitzgibbon UDA.

#### Development adjoining bushland/ open space

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

#### Neighbourhood parks and open space

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

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

### 3.8 Neighbourhood planning and design

#### Responsive planning and design

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

#### Variety, choice and identity

Each neighbourhood should:

- offer a wide choice in good quality housing
- provide for appropriate scale local employment opportunities
- encourage walking and cycling

- minimise energy consumption
- promote a sense of place through distinctive neighbourhood focal points
- integrate local history and cultural design elements and
- recognise and, where possible, preserve the existing bushland.

#### Neighbourhood design

Each neighbourhood should comprise:

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

<sup>2</sup> Refer to Queensland CPTED Guidelines.



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

## Buildings and public realm relationships

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

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

## Mixed use development

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

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

## Flood immunity

Development will achieve appropriate flood immunity levels.<sup>3</sup>

## 3.9 Building siting and design

### Queensland Style

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

<sup>3</sup> Refer to Brisbane City Council's Subdivision and Development Guidelines.

Buildings should be designed to achieve the following outcomes:

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

## Articulation

Buildings should be articulated with external:

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

Use of reflective glass in windows is generally not appropriate.

### Integration

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

### Lighting

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

### Sunshading

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

### Ventilation

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

### Balconies and other private open space

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

All residential units must incorporate generous balconies or private open space attached to major internal living areas and providing room for outdoor private activity

and furnishings. Balconies or ground floor private space should be sized proportionately to the unit size and must not be less than 9m<sup>2</sup> with a minimum dimension of 2.4m.

Balconies must be located to overlook the public realm while maintaining a level of privacy for residents. Building separation and adjacent transport corridors will be considered along with CPTED principles.

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

### Proposed busway and railway corridors

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

### Detached dwellings

#### *Site coverage and building setbacks*

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

### High intensity buildings

#### **Building character**

##### *(a) Ground level detail*

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

##### *(i) Entries*

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

##### *(ii) Awnings and screening*

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

##### *(iii) Balconies*

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

##### *(iv) Landscaping*

Landscaping should be designed and located so that it:

- addresses streets and open spaces to facilitate personal and property security, surveillance of footpaths and public

open space, and to deter crime and vandalism

- takes advantage of microclimatic benefits allowing adequate on-site solar access and access to breezes
- provides for deep planting in ground within sites clear of subsurface structures including basements.

##### *(v) Fences and walls*

Fences will be designed to balance privacy, surveillance and acoustic screening needs. Generally fences should not be higher than 1500mm and are to be visually permeable

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

##### *(vi) Parking*

Car parking will not dominate the streetscape. Accessible and appropriately designed parking for retail uses and visitor parking is required. Ground level parking may be considered where it will not dominate the streetscape and is provided for short term or visitor use. Shared or connected facilities with easement arrangements may be considered. Semi-basements, not exceeding 1.5m above adjacent public footpath/road reserve levels, may be considered appropriate if treated with landscaping or building sleeving to improve streetscape amenity, whilst allowing for natural ventilation.

## (b) Upper level detail

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

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

## (c) Roof form

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

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

## Building and public realm frontages

Buildings should contribute to an active and safe public realm.

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

## Storage and bin areas

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

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

waste removal companies.

## Common open space

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

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

## 3.10 Transport, access, on-site parking and servicing

### Car parking

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

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

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

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

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

**Table 1: Car parking rates**

Land use	Car parking requirement
Commercial/retail uses	<p>Retail - 1 space per 20m<sup>2</sup> of gross floor area to be provided for short term parking on ground level and/or directly accessible and identifiable.</p> <p>Commercial - 1 space per 30m<sup>2</sup> of gross floor area except where the site is within 400 metres of railway, busway station or busway stop or an employee travel plan has been developed and approved then 1 space per 50m<sup>2</sup>.</p> <p>Minimum 50% of car parking spaces to be provided on site.</p> <p>Up to 50% of car parking spaces may be provided in shared or other facilities in proximity to the site where appropriate.</p>
House	<p>2.0 spaces per dwelling unit to be provided on site.</p> <p>Spaces may be provided in tandem, with a minimum length of 5.0 metres per space.</p> <p>Where the site is within 400 metres of a railway station or proposed busway station, a minimum of 1.0 space per dwelling unit to be provided on site.</p>
Multiple residential	<p>1.0 spaces per 1 bed or less dwelling units.</p> <p>1.2 spaces per dwelling unit for other units.</p> <p>Where the site is within 400 metres of a railway station or proposed busway station, a minimum of 0.75 spaces per 1 bed or less dwelling units and 1.0 space per unit for other dwelling units to be provided on site.</p>



### Circulation

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

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

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

### End of trip facilities

End of trip facilities for pedestrians and cyclists should be provided as part of development for multiple residential dwellings (more than 4 dwellings) and non-residential uses including secure, undercover bicycle storage facilities, showers and lockers<sup>4</sup>.

## 3.11 Environment

### Flora and fauna

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

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

Where significant vegetation is being cleared

<sup>4</sup> Refer to Austroads Part 14 and AS2890.0 standards.

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

### Contaminated land

Development must ensure that all land and groundwater will be fit for purpose consistent with current best practice<sup>5</sup>.

### Acid sulfate soils

Development will demonstrate consistency with current best practice for the identification and management of acid sulfate soils<sup>6</sup>.

### General noise requirements

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

### General air quality

Development is to manage exposure and risk associated with pollutants that could have a potentially adverse affect on human health consistent with current best practice<sup>7</sup>.

### Lighting

Lighting of the public realm, public open

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

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

<sup>7</sup> Refer to Environmental Protection (Air) Policy 2008.

space and streets should ensure safety and surveillance without spill into habitable rooms of residential development.

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

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

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

### Water management

Development is to be undertaken in accordance with current best practice standards and guidelines for Integrated Water Cycle Management (WCM) and Water Sensitive Urban Design (WSUD). Development is to minimise water use, maximise infiltration and manage storm water quality and quantity<sup>8</sup>.

### Lifecycle costs and material

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

Development should include the efficient use of resources and waste minimisation<sup>9</sup>.

## 3.12 Lot design

Lot sizes and dimensions must enable

<sup>8</sup> Refer to WSUD Technical Design Guidelines for South East Queensland and Environmental Protection Regulation 2008, the Environmental Protection (Water) Policy 2007.

<sup>9</sup> Refer to Smart and Sustainable Homes Design Objectives, Department of Public Works, June 2008.

buildings to be sited to:

- protect natural and cultural features, including significant vegetation
- address site constraints including slope, soil erosion, flooding and drainage<sup>10</sup>
- retain special features such as trees
- ensure that lots are not subject to unreasonable risk, hazard, noise impacts or air quality impacts
- ensure reasonable buffers between existing or potential incompatible land uses
- maximises solar orientation benefits to assist energy rating targets.

Neighbourhood and lot design for mixed residential development up to 3 storeys in height and with a net residential density up to 30 dwellings per hectare, will comply with ULDA guidelines and best practice standards<sup>11</sup>.

Other lots must have an appropriate area and dimension for siting and construction of the buildings, the provision of outdoor space, the relationship to adjoining development and public realm, safe and convenient vehicle access, servicing and parking.

Lot frontages must address streets and civic and open space. This is to facilitate personal and property security, surveillance of footpaths and public open space to deter crime and vandalism.

<sup>10</sup> Having regard to State Planning Policy 1/03: Mitigating the adverse impacts of Flood, Bushfire and Landslide.

<sup>11</sup> Refer to ULDA Guideline No.1 Residential 30.

## Fitzgibbon Urban Development Area Development Scheme – Precincts

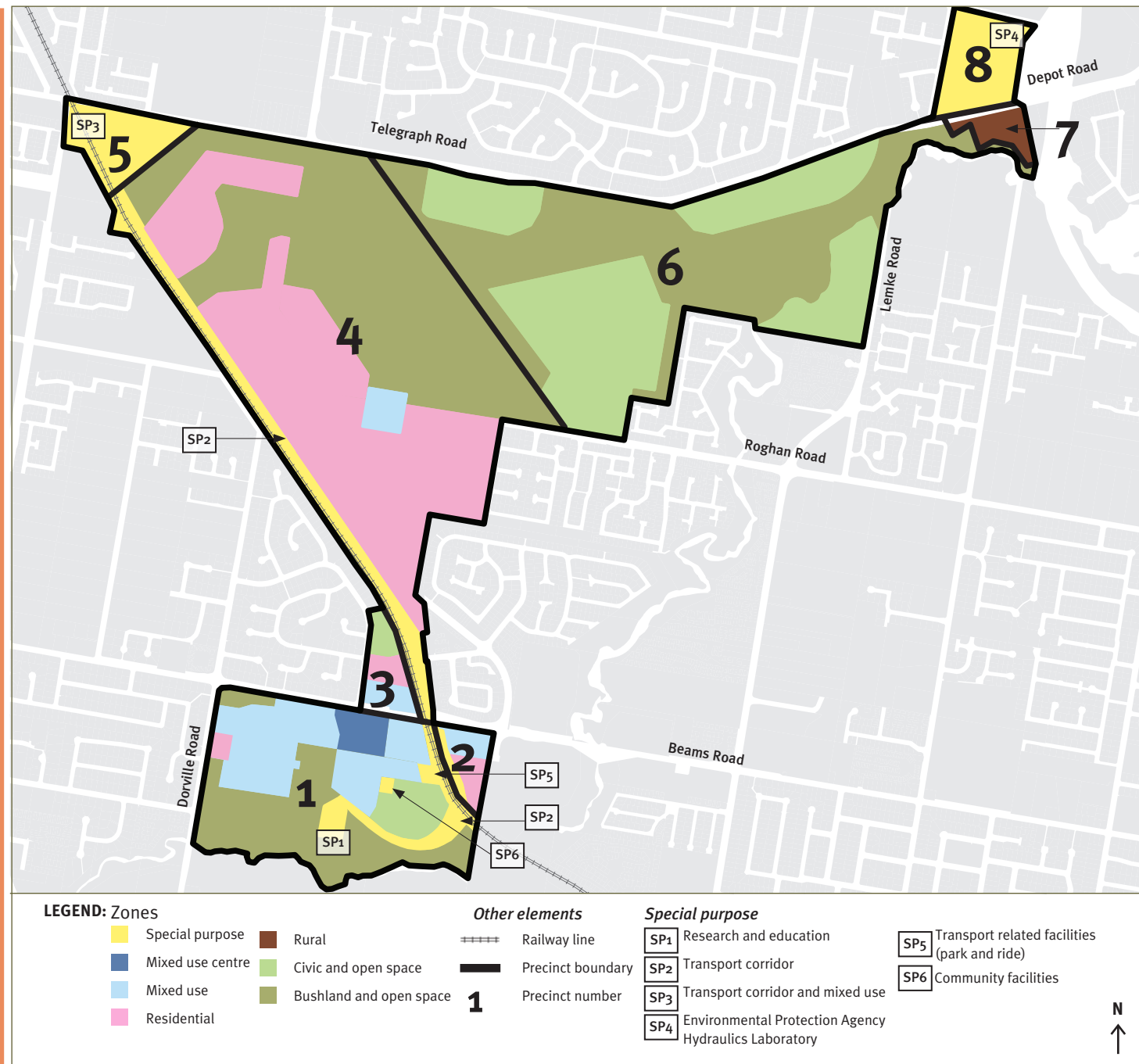
### Introduction

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

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

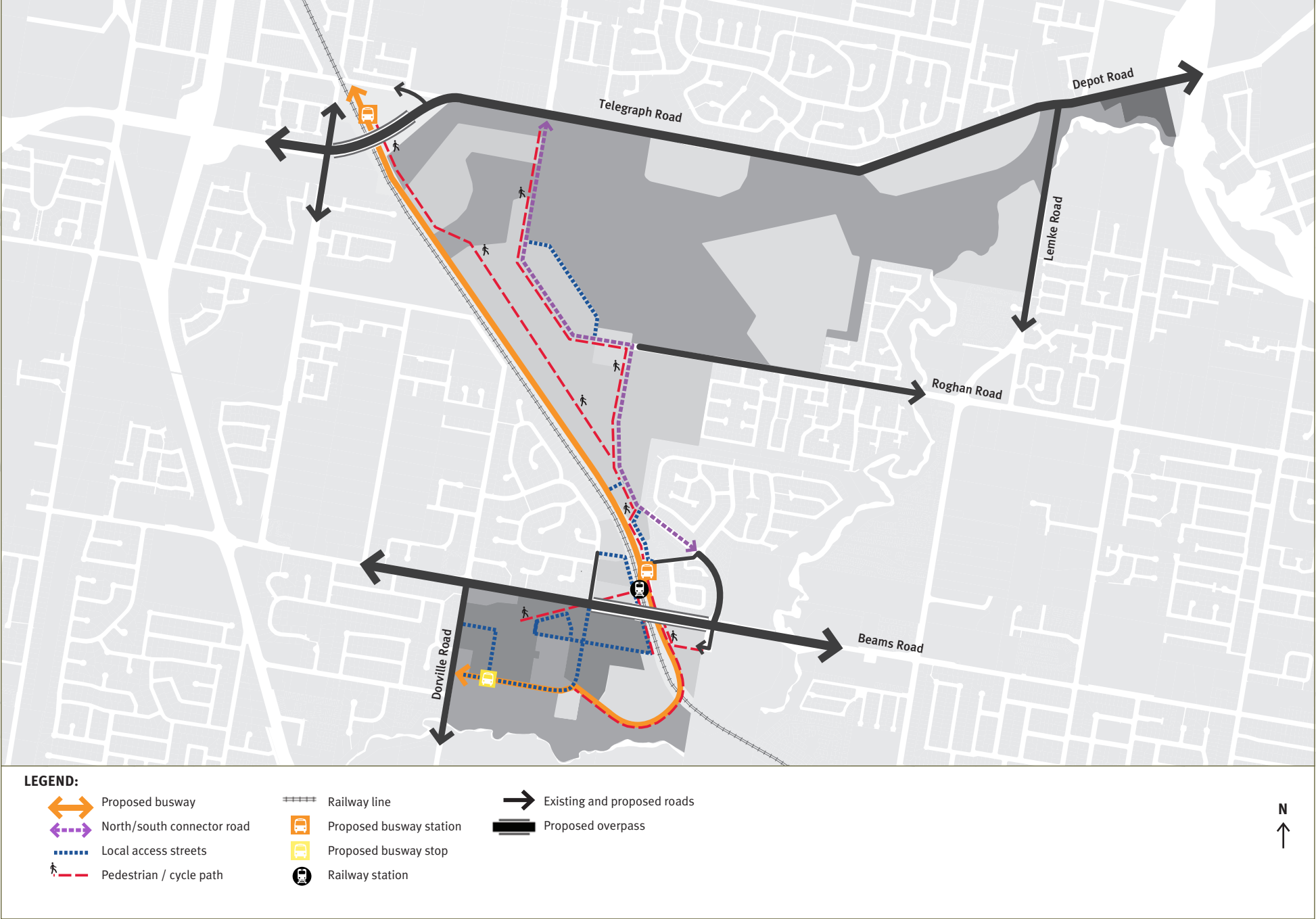
The Fitzgibbon UDA zoning and precinct plan is to be read in conjunction with the Fitzgibbon UDA transport plan (refer Map 4), Fitzgibbon UDA building height plan (refer Map 5), and Fitzgibbon UDA density plan (refer Map 6), which apply where relevant to precincts identified in Map 3: Fitzgibbon UDA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

Map 3: Fitzgibbon Urban Development Area zoning and precinct plan

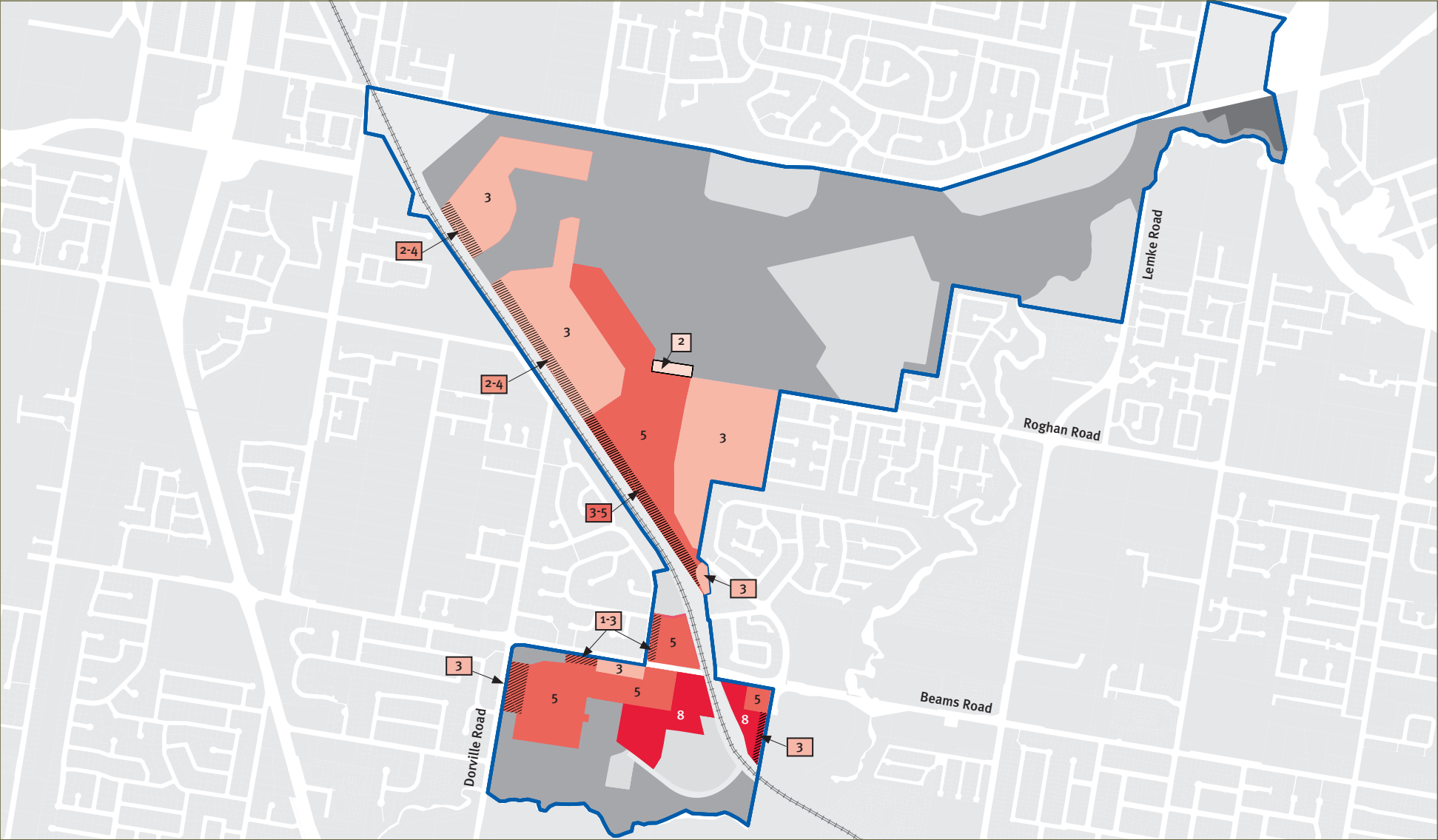


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Map is intended for illustration purposes only and unless stated is not to scale.

Map 4: Fitzgibbon Urban Development Area transport plan



Map 5: Fitzgibbon Urban Development Area building height plan



LEGEND: Storeys		Other elements	
2	Maximum 2 storeys	8	Maximum 8 storeys
3	Maximum 3 storeys	[Hatched Box]	Range of height expressed in storeys (refer to precinct requirements)
4	Maximum 4 storeys	[Railway Line Symbol]	Railway line
5	Maximum 5 storeys	[Blue Line Symbol]	UDA boundary

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Map 6: Fitzgibbon Urban Development Area density plan

