



**Hon Stirling Hinchliffe MP**  
Member for Stafford



**Queensland  
Government**

Minister for Infrastructure and Planning

Our ref: 09/16094

**23 JUL 2009**

Mr Neil Laurie  
The Clerk of the Parliament  
Parliament House  
Cnr Alice and George Sts  
Brisbane QLD 4000

Dear Neil

Thank you for your letter of 22 May 2009 about petition number 1232-09 presented by Mr David Gibson MP, Member for Gympie, about the Fitzgibbon Urban Development Area (UDA).

I can advise that the proposal for the Carseldine Urban Village will result in changes to the existing character of that part of Carseldine in and around the old Queensland University of Technology (QUT) campus; however, the result of these changes will be a positive outcome for the community. The urban village will stimulate new investment in the area and potentially provide access to a range of services including cafes, restaurants, speciality retail, commercial services, as well as generating employment opportunities and providing community facilities.

The urban village is not proposed to include a high percentage of social housing. The majority of future housing in the urban village will be high quality, private market provided development.

The development scheme requires that 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.

Where development precincts are intended to include a residential component, development 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. Further, development 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.

The provision of affordable housing is an essential component in the mix and choice of housing available in functioning communities. Affordable housing stock within the UDA will not have adverse social impacts or decrease surrounding property values.

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The development scheme incorporates development requirements to ensure that quality urban design outcomes, good public realms, adequate parks and recreational opportunities are realised. The development scheme will also require that the area's environmental values are being articulated in the Fitzgibbon Bushland Management Plan.

The Urban Land Development Authority (ULDA) undertook traffic modelling to inform the preparation of the structure plan for the area, including the proposed urban village. This analysis indicates that the existing road network can adequately handle the expected growth in the traffic that would arise from the urban village.

In preparing the Fitzgibbon Development Scheme, the ULDA exceeded the requirements of the *Urban Land Development Authority Act 2007* with respect to consultation and community engagement. The consultation process for the draft Fitzgibbon development scheme exceeded the requirements of the Act which only specifies:

- the publication of the proposed scheme on the ULDA website
- the placement of a notice in a gazette stating that the scheme may be inspected on the website and inviting submissions within a stated period
- the publication of a notice in a local newspaper.

The additional consultation undertaken by the ULDA included a letter and three newsletters being circulated to local residents via letterbox drops (including to a large area in Carseldine) between August 2008 and January 2009. The ULDA have advised that some residents of Carseldine admitted to discarding the newsletters unread because of the reference solely to Fitzgibbon in the headline.

The ULDA extended its community consultation program for the Fitzgibbon UDA in response to concerns raised by Carseldine residents about future planning for the area. The ULDA organised an additional community information session for 26 March 2009 at which a number of issues were raised and discussed including the future of the Carseldine campus buildings and playing fields and potential development on the campus site including building heights, general traffic and transport issues.

This extra community information session was in addition to the extended hours at the ULDA's shopfront at Taigum Centro. I am advised that the shop front has been visited by more than 1000 people since it opened.

The ULDA also extended the closing date for the acceptance of public submissions on the proposed development scheme from 17 March 2009 to 31 March 2009 to ensure that as many people as possible could have their say. The ULDA will undertake further consultation with the community to inform the detailed master planning for the urban village.

I trust this information is of assistance. If you require any further information, please contact Mr Andrew McEwan, Director, Planning Group, Department of Infrastructure and Planning, on 3235 4122 who will be pleased to assist.

Yours sincerely



**Stirling Hinchliffe MP**  
**Minister for Infrastructure and Planning**