



## Next Chapter for the Chase

A development application has been lodged for stage 5 of Fitzgibbon Chase incorporating a half-hectare park to link with the area's planned network of parkland and green open space.

Located on a 7.4 hectare parcel of land, the proposed new residential development includes 64 residential housing lots, a medium density housing block at a maximum of 4 storeys as well as 4605 square metres of parkland.

Fitzgibbon Chase will be built in stages over the next 5 years, and is expected to provide more than 1500 new homes.

Stages 1-4 of Fitzgibbon Chase are currently under construction, and will provide more than 250 homes, with the next sales release targeted for January 2010.

Stage 5 offers a variety of options with standard lots ranging in size from 250 square metres to over 500 square metres. A diverse range of homes will be available from traditional detached homes to attached and terraced residences and will include the highly sought after loft homes. These designs have proven to be

extremely popular with purchasers in Stages 1 to 4.

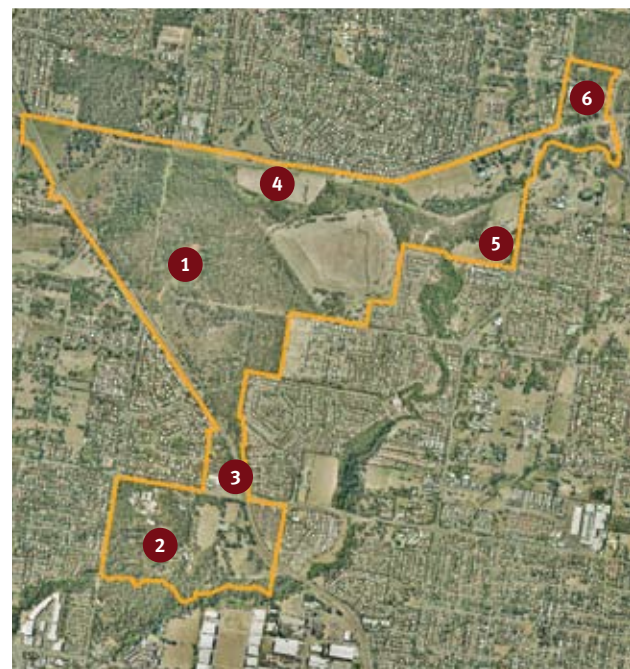
House and land packages in stage 5 are expected to be available for sale in mid 2010.

In addition to a diverse mix of lot sizes, densities, housing types and designs, there will be an extensive network of pedestrian and cycle paths to ensure the area is a well connected and healthy, pedestrian-friendly community to live in.

The pedestrian and cycle paths will be designed to link the area with the 40-hectares of retained bushland open space nearby, Carseldine Rail Station and adjoining areas.

The development application is available on the ULDA website at [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au).

**To register your interest in Fitzgibbon Chase visit [www.fitzgibbonchase.com.au](http://www.fitzgibbonchase.com.au) or contact the ULDA on 1300 130 215.**



1. Department of Housing land
  2. Former QUT Carseldine campus
  3. Carseldine Railway Station
  4. Bill Brown Sports Fields
  5. Sandgate Australian Football Club ground
  6. Environmental Protection Agency Hydraulics Laboratory
- Urban Development Area boundary

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# Diverse Designs for Fitzgibbon

As Brisbane house prices continue to rise, the ULDA is committed to its goal of providing affordable housing options for Queenslanders.

As a part of this, the ULDA is currently working with Brisbane Housing Company (BHC), an award-winning not-for-profit affordable housing provider, at Fitzgibbon Chase.

BHC is proposing to develop a six star Energy Efficiency Rating (EER) green development with 64 studio, loft, one and two bedroom apartments over five buildings averaging four storeys in height.

It is envisaged that these apartments will be rented by a mix of families, singles, couples, seniors and students; tenants of BHC, Queensland Department of Housing and the Federal Government's

National Rental Affordability Scheme (NRAS).

BHC's development, if approved, would receive significant Federal Government funding under NRAS.

The ULDA and BHC are committed to promoting a strong sense of community within their developments. This will be achieved at Fitzgibbon Chase by building a community centre, weaving pedestrian and cycle paths throughout residential development to increase connectivity, and the provision of parklands with shared amenities bringing residents together in their leisure time.

BHC Chief Executive Officer David Cant said the Fitzgibbon Chase precinct was an exciting project to be involved with and the Company was thrilled to be working with the ULDA. Our buildings are award-winning and designed by leading Queensland architects, like Arkhefield, who look forward to bringing something really special to Fitzgibbon Chase.

## About BHC

- BHC is an award winning not-for-profit housing developer.
- BHC develops a range of different residential developments, focusing on a mix of affordable rental properties and private for sale housing.
- 1650 Queensland residents are currently living in BHC apartment buildings across Brisbane.
- BHC charges rent to its residents at a reduced rate of 74.9 per cent of market value of the local area.
- BHC is committed to building affordable accommodation in areas close to public transport and community services.
- These features ensure the many BHC residents without cars can easily travel on trains and/or buses to and from work or school, and connect to local community networks.

### BHC TIMELINE

Development application lodged by BHC on 29 October 2009

Public notice began on Wednesday 4 November

Public notice closes on 3 December 2009

If approved, BHC is expected to begin construction in February 2010

Following this approval, construction is expected to be completed by December 2010



Arkhefield's Architects proposed design.



Where the BHC development will take place in Fitzgibbon Chase.

Details of the application can be viewed online at [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au) or phone 3024 4166. Any person may, on or before 03-12-2009 make a signed written submission to the Urban Land Development Authority, GPO Box 2202, Brisbane Qld 4101.



# ON THE DRAWING BOARD

## THE WAREHOUSE FOR GEN Y

The ULDA is currently working with Fairweather Proberts Architects and Place Design Group to design cutting edge warehouse apartments for Fitzgibbon. The apartments will be competitively priced and designed to allow the owner to fit out the apartment to their individual taste, budget and lifestyle.

## Bridge to nowhere no more CONSTRUCTION UPDATE

Heavy rain during April and May this year caused delays in the ULDA's civil works program but now Stages 1 and 2 of Fitzgibbon Chase are starting to take shape and works have started on Stages 3 and 4.

The entry extension of Carselgrove Ave is almost complete and in September, the project team moved the foot bridge that many locals used to call the 'bridge to nowhere'. The bridge will be re-used connecting residents of Odense Street to the main Fitzgibbon Chase park area and walking paths that will connect to the railway station.

Civil works and landscaping for Stages 1 and 2 are expected to be finished during December. Stages 3 and 4 civil and landscape works are expected to be completed mid in 2010.

## FITZ BLITZ: a 24 hour challenge

The ULDA is now designing and planning the Fitzgibbon information centre. The centre will be the future hub for the display village and community liaison. The ULDA has set a challenge to showcase the talents of Queensland's apprentices - to build the centre in just 24 hours.

The ULDA is working with local Group Training Provider East Coast Apprenticeships. East Coast will employ apprentices, giving them much needed work experience to complete their trade qualifications.

The challenge will be held in January 2010.

Stay tuned for updates on event details.

## THE NEW 6 PACK

The ULDA invited design experts to explore new styles of multi-residential homes for high density sites in the Fitzgibbon area. Particular focus was on providing units that are commercially viable, deliver on the ULDA's affordable housing goals and are complementary to the development.

## A NEIGHBOURHOOD WITH HEART

Design Forum Architects are looking at possible development options for the Neighbourhood Centre including retail zones with apartments above. The Neighbourhood Centre will link with the Community Centre that is proposed for northern side of Roghan Road.

## RETIREMENT LIVING IN FITZGIBBON

The ULDA recognises the value of a diverse community. A part of this is providing homes that cater for the various stages of life. The ULDA is considering including a retirement living development within Fitzgibbon Chase. Watch this space for updates.



Urban Land Development Authority CEO Paul Eagles, Federal Member for Petrie Yvette D'Ath, and State Member for Sandgate Vicky Darling at the Fitzgibbon site with trainees Walter Anzora, John Bates, Robert Finselbach, Chrissy Beavan and Joe Banks.

## \$2 million grant a boost for Fitzgibbon

Federal Member for Petrie Yvette D'Ath, State Member for Sandgate Vicky Darling and ULDA CEO Paul Eagles visited trainees on the Fitzgibbon site to announce a \$2 million grant from the Federal Government's Job Fund.

The Urban Land Development Authority (ULDA) was given the grant to build a Community Development and Enterprise Centre (CDEC) and 2.7 kilometres of bushland trails in the area.

The CDEC will be a venue for health services, education programs and a broad range of workshops for the local community.

The bushland trails will connect Fitzgibbon Chase residents to the network of trails that cover Brisbane's northern suburbs.

ULDA CEO Paul Eagles said the projects are anticipated to create approximately 90 jobs during construction, with some being long-term employment opportunities.

*The ULDA is contributing financially and providing the expertise of its project management and community development staff, he said.*

*We are utilising our experience in development and planning to create a high quality development for Fitzgibbon.*

Once completed, Fitzgibbon Chase will contain more than 1,500 homes in a range of styles to suit all household types, as well as parks and a 40-hectare piece of bushland.

The development sits on 114 hectares and 50 per cent of this will remain green space to preserve the natural fauna and flora for local residents to enjoy.



### ULDA contacts

If you have any questions about the Fitzgibbon UDA, you can:

- visit our website at [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au) and submit feedback via: [fitzgibbon@ulda.qld.gov.au](mailto:fitzgibbon@ulda.qld.gov.au)
- write to us at: Fitzgibbon UDA, GPO Box 2202, Brisbane QLD 4001
- telephone the ULDA directly on 1300 130 215



### Fitzgibbon Chase joins facebook

Fitzgibbon Chase now has a facebook page to keep you updated on progress within the new development. You can visit the page and check out the albums already uploaded. Even if you don't have your own facebook page you can still view the Fitzgibbon Chase page. If you are a facebook user, become a Fitzgibbon Chase fan to receive regular updates in your news feed.

