

MASTER PLAN NO. 39 (PRECINCT/ESTATE PLAN – BIRTINYA) 2006

TABLE 1 (Continued)

LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Village Centre	Residential Uses limited To: <ul style="list-style-type: none"> • Accommodation Building • Caretakers Residence • Home Occupation • Multiple Dwelling Commercial Uses limited to: <ul style="list-style-type: none"> • Commercial Premises • Cottage Craft and Sales • Temporary House and Land Sales Office • Food Outlet • Health Care Premises • Laundry • Local Store • Nursery • Restaurant • Shop • Shopping Centre • Veterinary Surgery Community Uses Limited To*: <ul style="list-style-type: none"> • Child Care Centre, Neighbourhood House, Community Hall or as otherwise defined in the Community Development Strategy • Car park • Landing# • Place of Worship • Sport and Recreation • Park • Public Purpose • Public Utility excluding Telecommunications Facilities 	Maximum 4 storeys	The Village Centre shall comprise a combination of residential, commercial and community land uses. Residential Uses - Maximum 50 dwelling units per hectare Commercial Uses – Total Gross Floor Area maximum 3000m ²
→	* Indoor Entertainment (Gymnasium) may be permitted where compatible with the above list of Defined Uses, as demonstrated by an Impact Assessable development application		